

\$185,000 - 303, 1331 15 Avenue Sw, Calgary

MLS® #A2265785

\$185,000

1 Bedroom, 1.00 Bathroom, 504 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

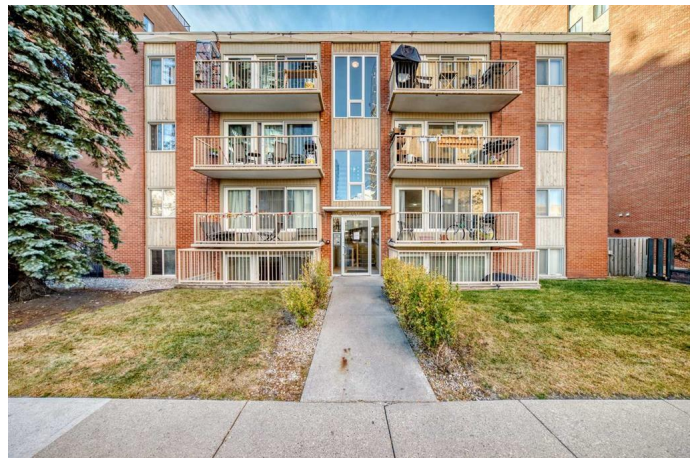
Welcome to this bright and freshly painted 1-bedroom, 1-bathroom condo in a quiet, concrete building just steps from 17th Avenue SW. Offering modern comfort and unbeatable value, this home is ideal for first-time buyers, investors, or those seeking affordable inner-city living.

The open layout features hardwood and tile flooring throughout the main areas, with new carpet in the bedroom for added comfort. The kitchen is well designed with ample cabinet space, a raised eating bar, and matching black appliances. Enjoy abundant natural light from the south-facing balcony, perfect for morning coffee or evening relaxation.

You™ll appreciate the in-suite laundry, spacious bedroom, and clean 4-piece bathroom – all in a building known for its solid concrete construction and low monthly fees.

Highlights:

- Low condo fees: only \$337.10/month (includes heat & water)
- New carpet and fresh paint throughout – move-in ready
- In-suite laundry (stacked full-size washer/dryer)
- Assigned parking stall
- Healthy reserve fund & professionally managed
- Prime Beltline location – steps from



cafÃ©s, top restaurants, groceries, parks, and transit

This stylish inner-city condo offers an ownership cost lower than rent â€” all within one of Calgaryâ€™s most walkable and vibrant neighborhoods.

Built in 1973

Essential Information

MLS® #	A2265785
Price	\$185,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	504
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 1331 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X8

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Off Street, Paved, Plug-In, Stall

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, ENERGY STAR Qualified Freezer
Heating	Baseboard, Electric, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	24
Zoning	CC-MH

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.