

# \$289,900 - 504, 616 15 Avenue Sw, Calgary

MLS® #A2226037

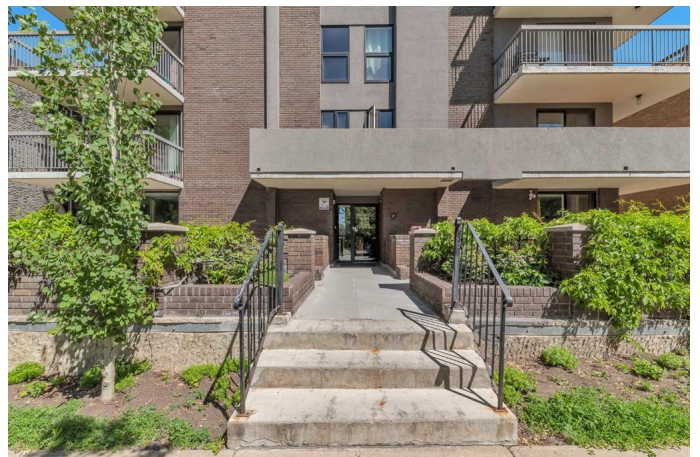
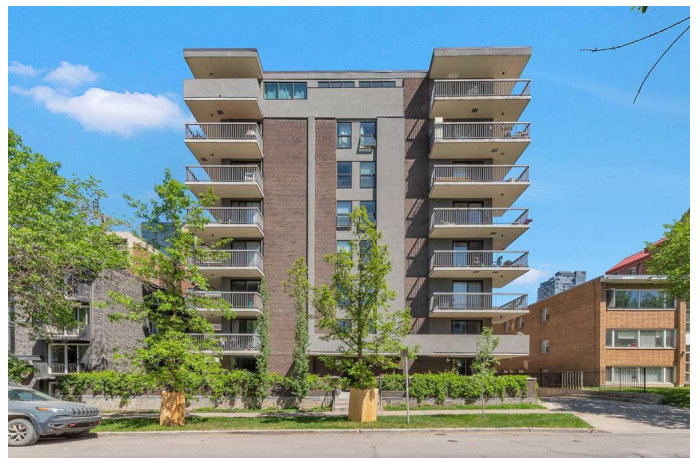
## \$289,900

2 Bedroom, 1.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this MOVE-IN READY 2-beds, 1-bath, 945 sq.ft, CORNER UNIT condo in the heart of the vibrant Beltline community! This well-laid-out unit offers a spacious open-concept living area including a dining area with new laminate flooring that flows seamlessly onto a private wrap-around balcony (NE facing) – perfect for morning coffee or evening relaxation while enjoying city views. The newer kitchen is designed with functionality in mind and provides ample cabinet space. The primary bedroom is generously sized, easily accommodating a king-sized bedroom set with a walk-in closet, while the second bedroom is also spacious – ideal for guests, a home office, or additional living space. The unit also offers the convenience of a large in-suite laundry/storage room (laundry connection is there and ready for new washer and dryer) and a 4-pc bathroom. Additionally, the unit offers 1 assigned outside parking stall (#5), 1 storage locker (#504), secure bike storage, and common laundry facilities. Located in a well managed concrete building just steps from bakeries, restaurants, 17 Ave, pubs, grocery stores, coffee shops, stylish clothing stores, boutique gyms, the MNP Centre, and Calgary’s river pathways – all within walking distance. Whether you're off to yoga, meeting friends for brunch, or commuting downtown, everything you need is just steps away. Enjoy the best of urban living in this prime location!



Built in 1978

### Essential Information

MLS® #	A2226037
Price	\$289,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	945
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	504, 616 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0R5

### Amenities

Amenities	Elevator(s), Parking, Storage, Sauna
Parking Spaces	1
Parking	Assigned, Underground

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	5
Zoning	CC-MH

**Listing Details**

Listing Office	2% Realty
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