108 114 15 Avenue SW

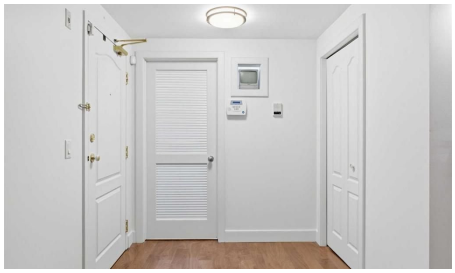
Calgary | Active | MLS® A2334521

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,101 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to an exceptional opportunity to own approximately 1,100 sq. ft. of comfortable, well-appointed living in the heart of Calgary’s sought-after Beltline. Perfectly suited to a professional, first-time buyer, investor, downsizer, or two roommates/friends, this spacious 2 bedroom, 2 bathroom residence offers an outstanding combination of space, functionality, & location. Situated on the main level of a well-maintained, solid concrete building with no post-tension construction, this bright home features an inviting open-concept layout with hardwood flooring throughout the principal living areas. A spacious dedicated entryway welcomes you into the home, while the updated kitchen offers full-height cabinetry, stainless steel appliances, a raised breakfast bar, & excellent sightlines into the dedicated dining area & generous living room. The layout provides plenty of room for both everyday living & entertaining. At the centre of the living space is a cozy gas fireplace with wood mantle & updated tile surround, creating a warm focal point for relaxing with friends or enjoying a quiet evening at home. Sliding glass doors extend the living area outdoors to your private patio, complete with a gas hookup for the BBQ, glass privacy partition, & ample room for patio furniture-an ideal spot for morning coffee or summer entertaining. The thoughtful floorplan places the bedrooms on opposite sides of the home, providing excellent privacy & making it ideal for roommates, guests, or a home office arrangement. The spacious primary bedroom easily accommodates a king-sized bed & additional furnishings, while offering a walk-in closet & private 4-piece ensuite. The second bedroom features a double closet & convenient access to the second full 4-piece bathroom. A standout feature is the large in-suite laundry/storage room, complete with extensive shelving & full-sized, side-by-side washer & dryer - an uncommon amount of practical storage for a downtown condo. Additional storage is provided by a separate locker, while your covered carport parking stall adds everyday convenience. Enjoy central air conditioning, a pet-friendly building with no dog weight restrictions (subject to Board approval), & the convenience of a well-run, well-maintained complex. Location is exceptional. Walk to the Stampede Grounds, Saddledome, Stampede LRT Station, Talisman Centre, 1st Street’s vibrant amenities, 17th Avenue restaurants & shops, downtown offices, entertainment, parks, pathways, & more. Quick access to Macleod Trail makes getting around the city effortless, while the nearby LRT provides an easy commute without relying on a vehicle. Whether you're looking for a spacious first home, a downtown base for your professional lifestyle, a smart investment property, or an easy-care home for your next chapter, this is Beltline living with the space, layout & location to make it work. Parking stall is outdoor but covered. Photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334521
Bedrooms	2
Bathrooms	2
Year Built	2000
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,101 sq. ft.
Condo Fee:	$621.35
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	0010171
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Covered, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Mackenzie
Community:	Beltline
Amenities:	Elevator(s), Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Foyer · 6'10" × 6'10" ·

Main Floor	Living Room · 16'8" × 13'8" ·
Main Floor	Kitchen · 18'1" × 10'6" ·
Main Floor	Bedroom - Primary · 20'4" × 11'11" ·
Main Floor	Bedroom · 14'11" × 10'4" ·
Main Floor	Laundry · 5'11" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-114-15-avenue-sw-calgary-a2334521/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.