220 1304 15 Avenue SW

Calgary | Active | MLS® A2339129

$200,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1980**	**1,056 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Experience effortless urban living in this beautifully renovated, fully furnished corner unit in the heart of Calgary's vibrant Beltline community. Offering more than 1,000 square feet of thoughtfully designed living space, this bright and spacious 2-bedroom, 1.5-bathroom home is being sold completely furnished and fully equipped-simply bring your suitcase and settle in! From the beds, dining table, couch, television and desk to the deck furniture and fully stocked kitchen, everything you need is already here.
The expansive open-concept living and dining area features windows on two sides, filling the home with natural light throughout the day. Its southeast exposure welcomes the morning sun, while the private corner balcony overlooks the building's beautiful landscaping and provides the perfect place to enjoy your morning coffee or unwind at the end of the day.
Renovations were completed between 2017 and 2025, creating a cohesive and timeless interior. The beautifully appointed kitchen features solid maple cabinetry, quartz countertops, matching tile flooring, undermount sinks, an oversized kitchen sink and a large island with an induction cooktop. A wall oven, double-door refrigerator and dishwasher complete this highly functional and inviting space. Both bathrooms have also been tastefully renovated, making this home truly move-in ready.
Located in Westbow, a quiet and well-maintained concrete building with only four residences per floor, this home offers exceptional privacy and peaceful living in one of Calgary's most desirable inner-city neighbourhoods. Secure off-street parking in a private lot and an additional storage locker provide even more everyday convenience.

The location is outstanding-just two blocks from iconic 17th Avenue and moments from some of Calgary's finest restaurants, cafés, shops, entertainment and nightlife. Downtown, the business district, grocery stores, fitness facilities, parks, public transit and countless everyday amenities are all within easy reach. Whether you are looking for a stylish full-time residence, a convenient city retreat or an exceptional turnkey opportunity, this fully furnished Beltline home offers the space, comfort and walkable lifestyle you have been waiting for.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339129
Bedrooms	2
Bathrooms	2
Year Built	1980
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:	1,056 sq. ft.
Main Level Finished Area:	1,056 sq. ft.
Condo Fee:	$1,019.03
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	13
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8011365

Heating:	Natural Gas, Radiant
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Gated, On Street, Parking Lot, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Westbow
Community:	Beltline
Amenities:	Elevator(s), Secured Parking, Storage
Appliances:	Built-In Oven, Built-In Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16' × 13'2" ·
Main Floor	Kitchen · 10'4" × 9'5" ·

Main Floor	Dining Room · 12' × 10'1" ·
Main Floor	Bedroom - Primary · 14'11" × 11'3" ·
Main Floor	Bedroom · 13'2" × 1'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/220-1304-15-avenue-sw-calgary-a2339129/

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