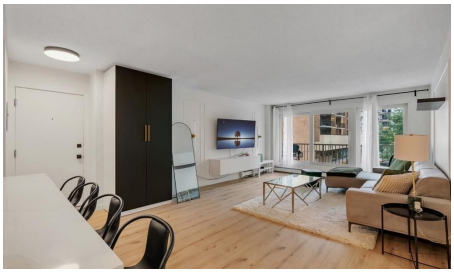
301 1331 15 Avenue SW

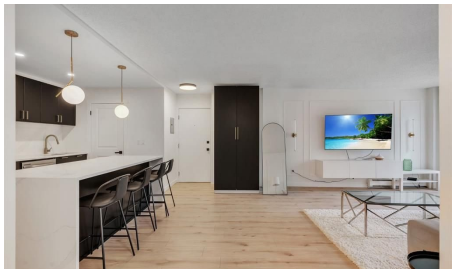
Calgary | Active | MLS® A2345371

$274,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1973**	**850.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Immaculately designed and thoughtfully renovated, this sophisticated 2-bedroom condo delivers elevated style, exceptional functionality, and an unbeatable Beltline location. Set within a quiet, well-maintained concrete building, this bright and open-concept residence has been transformed with designer upgrades throughout. The showstopping kitchen pairs sleek black cabinetry with quartz countertops, an oversized waterfall island, and a dramatic full-height quartz backsplash for a seamless, sophisticated look. Gold accents, a concealed hood fan, and stainless steel appliances add the overall design, while thoughtful storage keeps the space as practical as it is beautiful. Wide-plank flooring flows throughout the main living areas, complemented by custom wall moulding, designer lighting, and carefully considered finishes. A large sliding glass door fills the space with natural light and opens onto an expansive north-facing balcony-an exceptional outdoor retreat for summer evenings with downtown views, while the elevated position offers a welcome sense of privacy and separation from the activity below. Both bedrooms continue the home's refined aesthetic with custom wall detailing, while the thoughtful additions continue with a custom front entry closet, and convenient in-suite laundry. A dedicated parking stall adds everyday convenience, and the exceptionally well-maintained, post-tension-free building provides added peace of mind. Live in the heart of Calgary's Beltline, just steps from the energy of 17th Avenue, downtown, restaurants, cafés, shops, fitness studios, and everything this vibrant neighbourhood has to offer. Stylish, private, move-in ready, and perfectly positioned-this is Beltline living at its best.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345371
Bedrooms	2
Bathrooms	1
Year Built	1973
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:	850.9 sq. ft.
Condo Fee:	$603.48
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1973 (Age: 53)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0212648
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Bristol Flats
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'5" × 10'2" ·
Main Floor	Kitchen · 12'6" × 11'4" ·
Main Floor	Living Room · 18'7" × 14'1" ·
Main Floor	Bedroom - Primary · 13'5" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Other, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-1331-15-avenue-sw-calgary-a2345371/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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