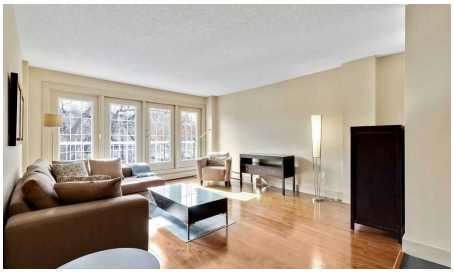
302 1534 15 Avenue SW

Calgary | Active | MLS® A2350107

$250,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1968**	**855 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this beautifully appointed home, where understated Elegance meets the Ease of Inner-City living. Nestled within a desirable SW community, this inviting home offers a refined balance of comfort, style, and convenience. The open-concept design creates an airy, welcoming atmosphere, with a spacious living room framed by a Wall of Windows that draws in an abundance of Natural Light. French Doors open onto your Private Balcony, providing a peaceful retreat to enjoy your morning coffee or unwind at the end of the day. Designed for both everyday living and effortless entertaining, the Kitchen showcases Granite Countertops, abundant Cabinetry accented with elegant Crown Moulding, a generous Centre Island, and Stainless Steel Appliances. Rich Hardwood Flooring flows throughout, adding warmth and timeless appeal. Two generously proportioned bedrooms and a beautifully finished four-piece bathroom complete the thoughtfully designed interior. Additional comforts include a dedicated In-Suite laundry room with extra storage and a secure, assigned parking stall. Enjoy the best of inner-city living, with nearby Parks, Playgrounds, Walking and Cycling Paths, Schools, Shopping, and Tennis Courts, convenient access to C-Train Station and bus routes makes commuting effortless, while Calgary's vibrant urban amenities remain close at hand. Whether you're looking for a stylish first home, a comfortable place to simplify your lifestyle, or an investment in a sought-after inner-city location, this inviting residence offers a compelling combination of timeless finishes, everyday functionality, and exceptional convenience. Call today to book your showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350107
Bedrooms	2
Bathrooms	1
Year Built	1968
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:	855 sq. ft.
Condo Fee:	$670.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions
Front Exposure:	Southwest
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1968 (Age: 58)
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:	0710263
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt

Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
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:	The Chante Clair
Community:	Sunalta
Amenities:	Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Furniture Negotiable
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'5" × 11'8" ·
Main Floor	Bedroom · 13'5" × 10'5" ·
Main Floor	Kitchen With Eating Area · 13'9" × 12'9" ·
Main Floor	Laundry · 7'11" × 2'5" ·
Main Floor	Living Room · 16'4" × 14'1" ·
Main Floor	Foyer · 5'10" × 3'5" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-1534-15-avenue-sw-calgary-a2350107/

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

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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