303 1236 15 Avenue SW

Calgary | Active | MLS® A2357270

$164,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1969**	**601 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Beltline living at its best!

This beautifully updated, south-facing one-bedroom condo offers a fantastic combination of comfort, style, and inner-city convenience. Located in a pet-friendly building (with board approval) and NO POST TENSION, this inviting home is a great opportunity for first-time buyers, professionals, or investors. Step inside and enjoy a bright, welcoming living space filled with natural light. Hardwood flooring adds warmth and character, while the thoughtfully updated kitchen features elegant quartz countertops and a classic subway tile backsplash, creating a stylish and functional space for everyday living and entertaining. The generously sized primary bedroom offers plenty of room for a king-sized bed and additional furnishings, providing a comfortable retreat at the end of the day. The open-concept layout makes excellent use of the space, creating an airy and comfortable atmosphere throughout. One highlight of this home is the private, south-facing balcony, where you can soak up the sunshine and enjoy views of the beautiful tree-lined street. It's the perfect spot for your morning coffee or relaxing after a busy day. Enjoy everything the sought-after Beltline lifestyle has to offer! Just moments from vibrant 17th Avenue, you'll find an incredible selection of restaurants, cafés, pubs, boutique shopping, and entertainment. Condo fees include electricity, heat, and water, making monthly budgeting that much easier. Whether you're looking for a place to call home or a smart investment in one of Calgary's most desirable inner-city communities, this condo is well worth a look. Don't miss your opportunity to enjoy the convenience, charm, and lifestyle of Beltline living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357270
Bedrooms	1
Bathrooms	1
Year Built	1969
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:	601 sq. ft.
Condo Fee:	$595.40
Condo Fee Includes:	Common Area Maintenance, Electricity, 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:	3
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1969 (Age: 57)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9911709
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Urban Point
Community:	Beltline
Amenities:	Coin Laundry, Elevator(s)
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11'5" × 10' ·
Main Floor	Kitchen · 12'2" × 7'10" ·
Main Floor	Dining Room · 11'6" × 7'11" ·
Main Floor	Bedroom · 13'6" × 11'3" ·
Main Floor	Balcony · 10'10" × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-1236-15-avenue-sw-calgary-a2357270/

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