303 715 15 Avenue SW

Calgary | Active | MLS® A2351626

$184,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1970**	**573.37 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Did you read that right? Yes, you did! A Beltline address at a price that deserves a double take! If you've been waiting for an affordable way to get into Calgary's inner-city real estate market, this might be just what you've been looking for! Located on the third floor of The Pillars, a concrete building just a block from 17th Ave SW, this 1-bed, 1-bath condo checks off so many of the right boxes: in-suite laundry, an assigned parking stall, a separate storage locker, a balcony overlooking the tree-lined street, and a location that's hard to beat! Inside, you're greeted by a dedicated entryway with mirrored closet doors. From here, the floor plan opens into a great sized living area and dining area that flows into the kitchen. Sliding glass doors off the living room lead to a balcony that stretches across the width of the condo, overlooking the tree-lined street with glimpses of Calgary's downtown skyline. There's room to enjoy your morning coffee, catch up on some reading, or simply step outside and take in the neighbourhood when you want some fresh air. Back inside, you'll find the kitchen with lots of counter space and convenient stacked laundry as well as a great sized bedroom and a 4-piece bath. This unit offers you the opportunity to introduce your own updates and personal touches over time. But let's talk about the location, because that's where this property really shines! Living this close to 17th Avenue means having an incredible selection of restaurants, cafés, pubs, patios, and independent shops and boutiques practically around the corner. Grab your morning coffee on the way to work, meet friends for brunch, discover a new favourite restaurant, or enjoy an evening out without worrying about finding parking. For those who work downtown, leaving the car at home is a real option with the downtown core within walking distance, excellent access to public transit, and cycling routes nearby. GoodLife Fitness, grocery stores, and shopping are all close by, while the Stampede Grounds and nearby MNP community sport and sport center and community of Mission add even more to the appeal of this location. When you're looking for a quieter change of pace, the historic Lougheed House and its lovely gardens are just a stroll away, along with several nearby parks and green spaces. Whether you're buying your first home, looking to simplify your living arrangements, or considering an investment property, there's a lot to appreciate here. An affordable price, a fantastic location, and some pretty great conveniences to go along with it. The price might have caught your attention, but the location and all those practical extras are what make this one worth seeing! Come check it out!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351626
Bedrooms	1
Bathrooms	1
Year Built	1970
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:	573.37 sq. ft.
Main Level Finished Area:	537.37 sq. ft.
Condo Fee:	$468.59
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:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1970 (Age: 56)
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:	9811613
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Pillars
Community:	Beltline
Amenities:	Elevator(s), Storage
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 12'10" × 10'8" ·
Main Floor	Dining Room · 7'4" × 6'2" ·

Main Floor	Kitchen · 8'2" × 7' ·
Main Floor	Living Room · 18'7" × 11'8" ·
Main Floor	Balcony · 24'1" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-715-15-avenue-sw-calgary-a2351626/

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

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