# 701 1140 15 Avenue SW

Calgary | Active | MLS® A2351874

**$260,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1979** | **901 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by 2% Realty

# A closer look

OPEN HOSE - NOVEMBER 28, 12-2PM **** Who Says You Can't Have Downtown Convenience Without The Downtown Noise? Welcome to Hampstead Estates, where an unbeatable Beltline location meets comfortable living on a QUIET RESIDENTIAL STREET!

Offering an impressive 900+ SQ.FT. of thoughtfully designed living space, this beautifully laid-out 2-BEDROOM, 1.5-BATHROOM condo stands out with its SPACIOUS BEDROOMS, functional layout, and an abundance of NATURAL LIGHT. Located on the 7TH FLOOR, enjoy UNOBSTRUCTED SOUTH-FACING VIEWS from your PRIVATE BALCONY, the perfect spot to relax, soak up the sunshine, or fire up the BBQ. The inviting living room features a charming WOOD-BURNING FIREPLACE, adding warmth and character, while the well-designed kitchen with a BREAKFAST BAR flows seamlessly into the dining and living areas, making everyday living and entertaining a breeze.

The generously sized PRIMARY BEDROOM features a WALK-IN CLOSET and PRIVATE 2-PIECE ENSUITE, while the second bedroom offers excellent flexibility for guests, a home office, or both. A full bathroom with TILE FLOORING, convenient IN-SUITE LAUNDRY, and additional storage complete this fantastic layout.

Hampstead Estates offers TWO ELEVATORS, a SAUNA, SKI AND BICYCLE STORAGE, and the added convenience of a SECURED, GATED PARKING STALL plus a SEPARATE STORAGE LOCKER. The unit has been PROFESSIONALLY CLEANED and is ready for its next owner!

And the LOCATION? It's hard to beat! Enjoy being just steps from the shops, restaurants, cafes, and nightlife along 17TH AVENUE SW, with CO-OP and SAFEWAY GROCERY STORES, parks, schools, and everyday amenities nearby. Walk to downtown and enjoy convenient access to SAIT, THE UNIVERSITY OF CALGARY, AND MOUNT ROYAL UNIVERSITY, making this an excellent location for students, professionals, and anyone who values easy commuting. Major routes including 14th Street, 17th Avenue, and Macleod Trail provide convenient connections throughout the city. Whether you're commuting, heading out for dinner, or running daily errands, everything is remarkably close while you still get to come home to a quieter residential setting.

An excellent opportunity for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS looking for space, functionality, and an outstanding inner-city location!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2351874 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |

| | |
|---|---|
| **Year Built** | 1979 |
| **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:** | 901 sq. ft. |
| **Condo Fee:** | $700.35 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 7 |
| **Stories Total:** | 10 |
| **Levels:** | Single Level Unit |
| **End Unit:** | End Unit |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1979 (Age: 47) |
| **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:** | 1 |
| **Plan:** | 8011408 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Laminate, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Double Sided, Living Room, Wood Burning |
| **Garage:** | No |
| **Parking:** | Additional Parking, Assigned, Electric Gate, Gated, Guest, Off Street, Parkade, Parking Lot, Paved, Secured, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, Laundry Room |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Hamstead Estates |
| **Community:** | Beltline |
| **Amenities:** | Bicycle Storage, Dog Park, Elevator(s), Garbage Chute, Park, Parking, Picnic Area, Playground, Sauna, Secured Parking, Storage, Trash |
| **Appliances:** | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Furniture can be included |

| | |
|---|---|
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK, Yes |
| **Main Floor** | Bedroom - Primary · 13'8" × 13'5" · |
| **Main Floor** | Dining Room · 8'10" × 7'3" · |
| **Main Floor** | Kitchen · 11'11" × 7'3" · |
| **Main Floor** | Laundry · 6'7" × 4'2" · |
| **Main Floor** | Living Room · 18'6" × 13'4" · |
| **Main Floor** | Bedroom · 13'5" × 11' · |
| **Main Floor** | Walk-In Closet · 5'8" × 5'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | CC-MHX |
| **Listed Date:** | Nov 19, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-1140-15-avenue-sw-calgary-a2351874/

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

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