

**305, 1236 15 Avenue SW
Calgary, Alberta**

MLS # A2219566



\$219,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value. Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchen—perfect for relaxed living or entertaining. The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doors—a perfect blend of storage and contemporary design. Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods. Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique shops, parks, and transit. Urban, updated, and underpriced—opportunities like this in the Beltline don't last long.