

306, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2253009



**\$340,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                       | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Other                              |               |                   |

|                    |                                                                          |                   |        |
|--------------------|--------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane                                                                 | <b>Condo Fee:</b> | \$ 773 |
| <b>Basement:</b>   | -                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Other, Wood Frame                                       | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bar, Built-in Features, No Animal Home, Pantry, Quartz Counters, Storage |                   |        |

**Inclusions:** Curtains and rods, freezer in laundry, built in media unit

This beautifully renovated end unit in the heart of the Beltline truly has it all. With no detail overlooked, you'll find two spacious bedrooms plus a versatile den—perfect for a home office, guest space, or easily converted into a third bedroom. The open-concept layout offers generous living space, in-suite laundry, and additional storage. The chef-inspired kitchen features brand-new stainless steel appliances, sleek quartz countertops that flow seamlessly up the backsplash, and custom wood cabinetry designed with both elegance and function in mind. There's even a built-in bar area—ideal for your morning coffee ritual or evening cocktails. Stylish vinyl plank flooring runs throughout, offering durability and modern appeal—absolutely no carpet in sight. Forget downtown parking stress: your heated underground stall is complemented by covered visitor parking above ground for your guests. Just steps from the vibrant energy of 17th Ave and 4th Street, you're close to top restaurants and shops, yet tucked away on a quiet street with a peaceful exposure. This unit truly needs to be seen to be appreciated—reach out to your favourite realtor for a private tour today!