

608, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2254161



# \$234,000

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Beltline                                   |        |                   |
| Type:     | Residential/High Rise (5+ stories)         |        |                   |
| Style:    | Apartment-Single Level Unit                |        |                   |
| Size:     | 568 sq.ft.                                 | Age:   | 1973 (52 yrs old) |
| Beds:     | 1                                          | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Stall, Underground |        |                   |
| Lot Size: | -                                          |        |                   |
| Lot Feat: | -                                          |        |                   |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate          | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 430 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Brick                           | Zoning:    | CC-COR |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

Inclusions: n/a

Welcome to Wellington Estates at 1330 15 Ave SW, where city living meets everyday convenience. This bright and stylish 1-bedroom, 1-bathroom condo is the perfect fit for first-time buyers or savvy investors looking for a turnkey property in Calgary's most vibrant inner-city community. Step into an open, modern floor plan that maximizes both space and style. The updated kitchen is a true standout with granite counters and backsplash, stainless steel appliances, and extra cupboard and counter space—perfect for entertaining or mastering your weeknight meals. Wide plank laminate flooring runs throughout the unit, giving it a fresh, contemporary feel. The spacious bedroom offers a full wall of closet storage, while the updated bathroom and in-suite laundry add to the convenience. A west-facing balcony provides unobstructed views and stunning sunsets—ideal for unwinding at the end of the day or hosting friends. This home also includes a heated, secure underground parking stall. Even better, the low condo fees include all utilities, making this an unbeatable value for inner-city living. The location can't be beat: steps from 17th Ave, 14th Street, transit, shops, cafés, restaurants, and everything the Beltline lifestyle has to offer. Move-in ready and designed for urban living, this condo is an ideal first home or rental property in one of Calgary's most sought-after neighbourhoods.