

**804, 1225 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216501**



**\$245,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 583 sq.ft.                         | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 561 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |        |

**Inclusions:** N/A

Welcome to #804 at The Biltmore, a bright and affordable 1-bedroom, 1-bathroom end unit in the heart of Calgary's vibrant Beltline community. This reputable, pet-friendly (with board approval) concrete building offers peace of mind and unbeatable VIEWS & VALUE. CONDO FEES include ALL utilities (electricity, heat, and water). Just steps from 17th Avenue and downtown, enjoy the ultimate in urban convenience. Inside, you'll find a spacious open-concept layout with a modern kitchen featuring granite countertops, stainless steel appliances, an industrial hood fan, and ample cabinetry. Large windows and the end-unit location provide extra natural light throughout. The private balcony offers sweeping downtown views and is accessible from both the living area and bedroom—perfect for relaxing or entertaining. The standout bathroom features wall-to-ceiling tile, a separate soaker tub, and a glass-enclosed stand-up shower both equipped with metal support bars for added accessibility. Additional perks include a wall-mounted A/C unit, an assigned above-grade parking stall, and secure basement storage. Recent building upgrades include parking lot paving and building envelope repairs. Close to parks, schools, transit, restaurants, and shopping, this home is ideal for anyone seeking the best of downtown living.