

**301, 616 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208452**



**\$310,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 734
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Portable AC Unit, All Furniture Negotiable (except office desk)

Welcome to unit 301 at 616 15 Avenue SW – a beautifully updated condo in the heart of Calgary’s vibrant Beltline community. This spacious 2-bedroom, 1-bathroom corner unit offers just under 908 sq. ft. of stylish living space with a thoughtful layout and a bright, open feel. Enjoy abundant natural light throughout the day thanks to the south-facing exposure, while the private corner balcony offers the perfect spot for morning coffee or relaxing in the evening. The recently renovated kitchen features modern finishes, sleek cabinetry, and updated appliances—ideal for both cooking and entertaining. This well-maintained building offers the convenience of an assigned underground parking stall and in-suite laundry, while its unbeatable location puts you within walking distance of shops, restaurants, cafes, parks, transit, and downtown Calgary. Whether you’re a first-time buyer, an investor, or someone looking to downsize without sacrificing lifestyle, this home combines comfort, functionality, and urban living at its best. Don’t miss your chance to own in one of Calgary’s most sought-after inner-city neighbourhoods!