\$264,900 - 204, 330 15 Avenue Sw, Calgary

MLS® #A2223949

\$264,900

2 Bedroom, 2.00 Bathroom, 964 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Alberta Manor in the heart of Calgary's vibrant Beltline. This charming 2-bedroom, 1.5-bath condo is located on the second floor of a solid concrete building with brick facing, offering both quiet comfort and long-term durability. Just steps from the elevator, the unit opens into an open foyer, with tile flooring for function and durability as people come and go. Adjacent to the foyer is the upgraded kitchen, with full-size appliances, featuring a convection oven, and an updated fridge and dishwasher. It's excellent for everyday use and even has an open wall over the counter that looks directly into the beautifully lit dining room and living area, so you are never separated from your guests or family! The dining room and living room are carpeted for comfort and are naturally lit by the windows and sliding balcony door all along the south-facing wall. The 16ft balcony is private, with solid walls instead of open railings, and it's partly covered nature allows use through a variety of weather types; through sun or rain! The home layout is thoughtfully designed, with a fresh 4-piece main bathroom off the foyer/hall plus several additional closets for more of the storage space we all need. Even the laundry machines get a room to themselves, complete with additional wire shelving for convenience. Further on, a second bedroom has two closets for ample storage, plus it is lit by another south-facing window. As you approach the Primary bedroom, you see the decorative door with







glass paneling, which opens up to a large room, complimented by a personal 2pc ensuite and walk-in closet. 2 large west-facing windows add pleasant ambiance to an already excellent space. This home gets plenty of light throughout the day! Further features include beautiful curtains covering the windows for privacy, plus an underground parking stall large enough for two vehicles, with an additional storage unit adjacent to the parking stall. The location is unbeatable: just steps from 4th Street and 17th Avenue's restaurants, cafes, and shops, close to the Historic Central Memorial Park and Memorial Park Library, and within easy reach of Stampede Park and downtown. With stampede season just around the corner, you can't beat a location like this! The surrounding Beltline community offers a dynamic mix of walkable amenities, green spaces, and public transitâ€"making this an ideal home for urban professionals, first-time buyers, or anyone looking to enjoy the best of inner-city Calgary. Don't hesitate, make this home your own!

Built in 1978

Essential Information

MLS® # A2223949 Price \$264,900

Bedrooms 2 Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 964 Acres 0.00

Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 204, 330 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0P8

Amenities

Amenities Parking, Party Room

Parking Spaces 2

Parking Parkade, Stall, Underground

Interior

Interior Features Laminate Counters, Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Baseboard

Cooling None

of Stories 7

Exterior

Exterior Features Balcony

Roof Membrane

Construction Brick, Concrete, Stucco

Additional Information

Date Listed May 23rd, 2025

Days on Market 24

Zoning CC-MH

Listing Details

Listing Office RE/MAX Realty Professionals

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