



GRASSROOTS
REALTY GROUP

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306, 120 15 Avenue SW
Calgary, Alberta

MLS # A2305737



\$229,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to this bright and beautifully updated 2-bedroom, 1-bathroom third-floor condo in the heart of Calgary's sought-after Beltline. Offering 786 square feet of well-designed living space, this unit is move-in ready with brand new luxury vinyl plank flooring, fresh paint in the bedrooms, and a professional clean just completed. Enjoy a sun-filled, south-facing exposure that brings in an abundance of natural light throughout the day. The spacious living area flows seamlessly to a large private balcony through an oversized patio door—perfect for relaxing or entertaining. The kitchen and layout offer excellent functionality, complemented by generous in-unit storage and a dedicated parking stall. Located in a well-maintained, quiet concrete building, residents also have access to a recreation room within the complex. Positioned for ultimate convenience, you're less than a 10-minute walk to Stampede Park—including the BMO Centre and Scotiabank Saddledome—as well as the MNP Community & Sport Centre for year-round fitness and recreation. Downtown Calgary is also just a short walk away, making this an ideal location for professionals, investors, or anyone seeking vibrant inner-city living. A fantastic opportunity to own in one of Calgary's most dynamic neighbourhoods.