



GRASSROOTS
REALTY GROUP

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305, 1225 15 Avenue SW
Calgary, Alberta

MLS # A2334843



\$210,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 757
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters, Storage		

Inclusions: Garburator AS-IS

Welcome to Unit 305 at The Biltmore, a spacious and inviting two-bedroom condo perfectly positioned in one of Calgary's most desirable inner-city neighbourhoods. Backing onto a beautiful community park and greenspace, this home offers the perfect balance of urban convenience and peaceful surroundings. Step outside your door to enjoy nearby cafés, restaurants, shopping, transit, and everything that makes the Beltline one of Calgary's most vibrant and walkable communities. Inside, you'll immediately appreciate the generous open-concept layout designed for comfortable everyday living and effortless entertaining. The kitchen is the heart of the home, featuring a large island with built-in cooktop, abundant counter space, and seating for family and friends. The adjoining dining area easily accommodates gatherings and opens onto a sunny south-facing balcony—an ideal place to enjoy your morning coffee or relax in the afternoon sun while overlooking the surroundings. The living room is anchored by a cozy fireplace, creating a warm and welcoming atmosphere year-round. Throughout the home you'll find an impressive amount of storage, with multiple closets thoughtfully incorporated into the floorplan. Both bedrooms are generously sized, offering flexibility for guests, roommates, or a home office. They share a well-appointed four-piece bathroom complete with both a deep soaker tub and separate shower. In-suite laundry with a newer European-style washer/dryer combination adds everyday convenience. This home also includes an assigned rear parking stall, a private storage locker in the basement, and condo fees that cover all utilities—including electricity—making ownership both simple and affordable. Whether you're strolling through the park behind the building, walking to your favourite local restaurant, catching nearby

transit, or commuting downtown in minutes, this location truly delivers the best of inner-city living. Exceptional opportunity for first-time buyers, professionals, downsizers, or investors looking to own in one of Calgary's most established and sought-after communities.