

# \$219,999 - 305, 1236 15 Avenue Sw, Calgary

MLS® #A2219566

**\$219,999**

1 Bedroom, 1.00 Bathroom, 562 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value.

Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchen—perfect for relaxed living or entertaining.

The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doors—a perfect blend of storage and contemporary design.

Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods.

Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique



shops, parks, and transit.

Urban, updated, and underpriced—opportunities like this in the Beltline don’t last long.

Built in 1969

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219566          |
| Price          | \$219,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 562               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 305, 1236 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0X5                 |

**Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Laundry |
| Parking Spaces | 1                    |
| Parking        | Stall                |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard  |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 7    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 107           |
| Zoning         | CC-MH         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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