

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

MLS® #A2223949

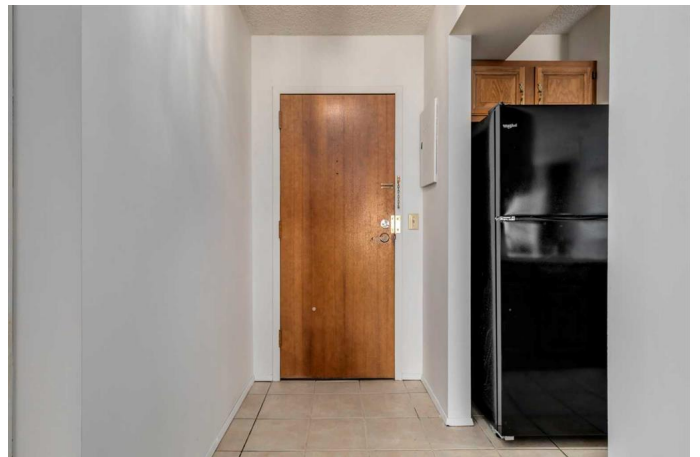
## \$264,900

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 Avenueâ€™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	41
Zoning	CC-MH

## Listing Details

Listing Office	RE/MAX Realty Professionals
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