

# \$344,900 - 206, 817 15 Avenue Sw, Calgary

MLS® #A2261279

**\$344,900**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Best location in the Beltline. This larger 1 bedroom unit will keep you safe & sound downtown in a prestigious building with concierge services and amenities. This unit offers a spacious entry featuring a double closet for outerwear, cushioning cork flooring with superior thermal & acoustic insulation, and a private DEN to write your next book or relax before heading out into the vibrant city. The full kitchen has a timeless design including a sophisticated glass panel cabinet to highlight special glassware, storage pantry, undermount lighting as well as recessed electrical outlets. ALL appliances are still like new having been rarely used "as well as washer/dryer. [Owners did not live here fulltime but used the space for stop-overs in Calgary. They appreciated the security in this ideal location just steps away from shopping and within walking distance to sports & Stampede] Inviting living room is open concept & full balcony spans across the living room and bedroom with glimpses of the sky north & south.

The bedroom is almost 12'x12' with deep double closets & full of natural light. A traditional 4-pce bathroom has plenty of space and this unit also offers multiple storage closets as well as EXTRA separate storage in the parking garage. You will appreciate Central A/C & 3 elevators within the building as well as thoughtfully designed stairwells. Titled parking is included & pets are welcome with approval.



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261279          |
| Price          | \$344,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Storage, Trash, Visitor Parking, Garbage Chute |
| Parking Spaces | 1                                                                           |
| Parking        | Secured, Titled, Underground                                                |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan                                           |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Fan Coil                                                                                  |
| Cooling           | Central Air                                                                               |
| # of Stories      | 28                                                                                        |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                 |
|--------------|-----------------|
| Roof         | Rubber          |
| Construction | Brick, Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 33                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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