

# \$354,900 - 507, 114 15 Avenue Sw, Calgary

MLS® #A2204141

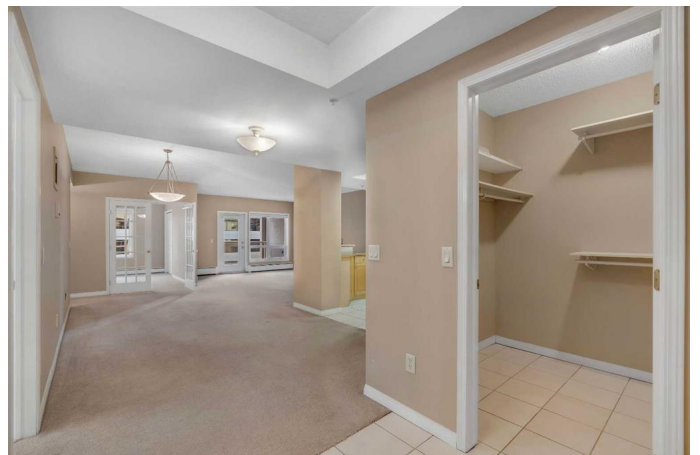
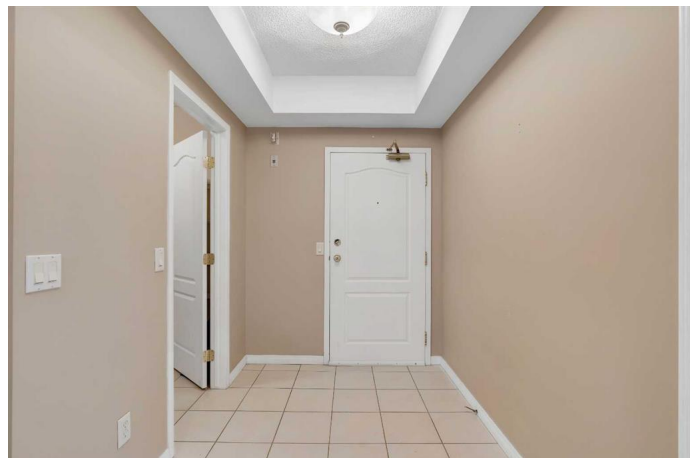
## \$354,900

2 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceedingly spacious 2 bedroom, 2 bathroom unit on a quiet treelined street within walking distance to the LRT Station, downtown, the stampede grounds, the MNP Sports Centre and both 4th Street and 17th Ave for unlimited nightlife, dining, cafes, pubs, diverse shops and much more! After all of that adventure come home to a quiet sanctuary. The grand open floor plan has almost 1,300 sq. ft. of well thought out space. Culinary adventures await in the large kitchen featuring a plethora of full-height maple cabinets and a raised breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room with clear sightlines into the relaxing living room, perfect for entertaining. The sunny south-facing balcony is covered giving protection from the elements during your peaceful morning coffees, summer barbeques and lazy weekends lounging. You can even watch the stampede fireworks from the comfort of this great outdoor space! The primary bedroom is huge with ample space for king-sized furniture and is equipped with a large walk-in closet and a 4-piece ensuite, for ultimate privacy. Elegant French doors lead to the second bedroom ideally located across the hall from the second 4-piece bathroom. The foyer includes a massive walk-in closet to one side and an enclosed laundry room with loads of additional storage on the other side. Heated underground parking further adds to your comfort and convenience. This bright and inviting unit is in an exceptional inner-city



location yet tucked away on a quiet street  
making it perfect for young professionals,  
first-time buyers or investors! Book a showing  
to come to see for yourself!

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204141          |
| Price          | \$354,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,299             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 507, 114 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0P9               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking                |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground, Heated Garage |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, French Door |
| Appliances        | See Remarks   |
| Heating           | Natural Gas, Baseboard, Hot Water   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 6    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Views                   |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 60               |
| Zoning         | CC-MH            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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