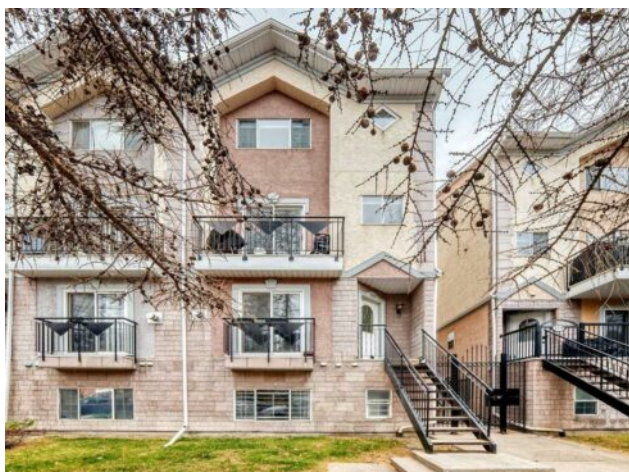


**1215 15 Avenue SW
Calgary, Alberta**

MLS # A2270394



\$309,000

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	564 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 578
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Don't let the square footage fool you, the total square footage including RMS and below grade is 1,165 square feet. Live the inner-city life in this bright 2-storey walk-up at The Terrace. An open main level (with recently renovated hardwood floors and carpet) blends a peninsula kitchen with eating bar, full dining space, and a fireplace-anchored living room - plus easy access to the common courtyard for morning coffee or evening BBQs. The home features updated plumbing throughout (no Poly-B), new toilets, and a central vacuum system. Downstairs, you'll find a peaceful primary retreat with walk-in closet and ensuite, a full-size den with closet, a second full bath, and proper laundry/storage space. Enjoy the convenience of secure underground parking in a pet-friendly building (with board approval). Set in Calgary's vibrant Beltline, you're just steps from 17th Ave SW's restaurants, cafés, and shops, and a short walk to downtown. This move-in-ready home offers the perfect balance of comfort, style, and location - ideal for professionals, first-time buyers, or downsizers seeking low-maintenance inner-city living.