

# \$350,000 - 801, 1140 15 Avenue Sw, Calgary

MLS® #A2203094

## \$350,000

1 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this well-kept, renovated CORNER unit in the heart of Calgary's vibrant Beltline! This 1-bedroom + DEN, 1.5-bathroom condo offers the ultimate in urban living, complete with 2 PARKING STALLS (one heated underground and one outdoor) and a private indoor storage unit—a rare find in downtown living! From the moment you step inside, you'll be captivated by the bright, open layout and expansive park and city views through large windows that flood the space with natural light. The stylish laminate and ceramic tile flooring adds a modern touch, while the upgraded light fixtures enhance the warm and inviting ambiance. The modern kitchen features a sleek pass-through hatch/breakfast bar, newer appliances, and plenty of storage—perfect for entertaining or enjoying quiet mornings. The kitchen flows seamlessly into the dining area, which leads to your private south-facing balcony where you can sip your morning coffee while soaking in the scenic park and city views. The cozy living room is anchored by a beautiful wood-burning fireplace—a rare and luxurious feature that will keep you warm on chilly winter nights. Adjacent to the living room, the den/flex space offers endless possibilities—a bright and airy spot ideal for a home office, reading nook, or extended living area. The spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and a beautifully renovated 2-piece ensuite for added convenience. The main 4-piece



bathroom features a large vanity and ample space for storage. This well-managed, pet-friendly building offers fantastic amenities, including bike storage and a cedar sauna—perfect for unwinding after a busy day. With a heated underground parking stall and an additional outdoor parking space, you™ll enjoy unmatched convenience in the heart of the city. Located just steps from Connaught Park, Good Earth Café, a supermarket, restaurants, and the lively energy of 17th Avenue, this condo offers the best of Calgary™s urban lifestyle. This is more than a home—it™s a lifestyle. Don™t miss your chance to own this exceptional property—schedule your private showing today!

Built in 1980

**Essential Information**

MLS® #	A2203094
Price	\$350,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	891
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	801, 1140 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 1K6

### Amenities

Amenities	Bicycle Storage, Dog Park, Elevator(s), Park, Parking, Picnic Area, Playground, Secured Parking, Storage, Sauna
Parking Spaces	2
Parking	Assigned, Heated Garage, Insulated, Parkade, Stall, Underground, Secured

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	11

### Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	36
Zoning	CC-MHX

### Listing Details

Listing Office	eXp Realty
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