

# \$295,500 - 201, 523 15 Avenue Sw, Calgary

MLS® #A2222366

**\$295,500**

2 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PRICE REDUCTION...Welcome to this tastefully renovated apartment located in the vibrant Beltline neighborhood. This spacious home features two bedrooms and one bath, perfect for comfortable living. The apartment boasts new luxury vinyl planking and new paint throughout, giving it a modern and inviting feel. In Kitchen, there is new deluxe maple cabinetry, all new appliances warrantied to end of April 2026, all new kitchen and bathroom plumbing fixtures (fridge is also plumbed in) as well as new light packages and blinds. Kitchen has granite counters. Garbage chutes for convenience. Enjoy the convenience of ensuite laundry. Both bedrooms have large floor to ceiling glass sliding closets and remote-controlled lights/fan combo. 4-pc bathroom is spacious and practical. New Blinds throughout. An expansive living room is ideal for relaxation and entertainment. A separate dining area across the kitchen is ideal for a six-chair table. This apartment is a true gem, offering both style and functionality in one of the most sought-after areas. You also enjoy the luxury of your spacious private balcony. The strong sense of community in Beltline fosters a welcoming environment where residents can enjoy the eclectic mix of amenities, nightlife options, and recreational opportunities. Walking distance to 17th Ave adds another charm of evening stroll and access to many traditional caf  s. Book your showing today!



Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222366          |
| Price          | \$295,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201, 523 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0R3               |

## Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | None               |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Track Lighting                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water, Natural Gas                                                  |
| Cooling           | None                                                                               |
| # of Stories      | 7                                                                                  |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            May 18th, 2025  
Days on Market        34  
Zoning                 CC-MH

**Listing Details**

Listing Office           D2S Real Estate Ltd

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