

# \$275,000 - 703, 1311 15 Avenue Sw, Calgary

MLS® #A2200714

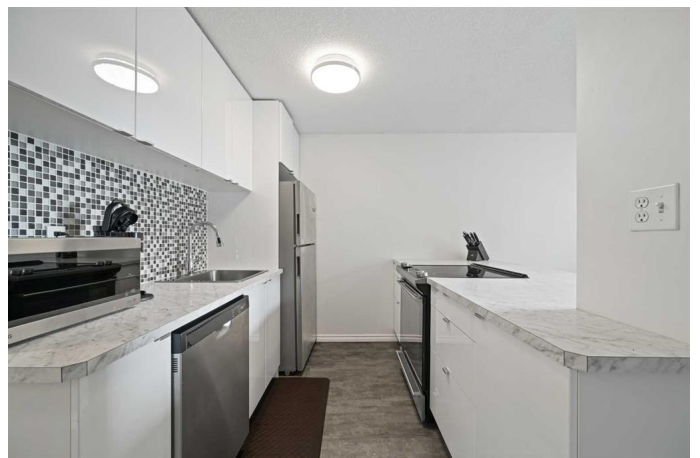
## \$275,000

2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this exceptional 2-bedroom, 1.5-bathroom condo offering nearly 1,000 sq. ft. of living space. This meticulously renovated top-floor unit combines modern style and convenience, situated in the vibrant heart of the Beltline in downtown Calgary. Just steps away from an array of amenities, including restaurants, cafes, shopping, groceries, public transit, and the lively 17th Avenue nightlife, this condo truly offers an ideal location. The open-concept floor plan, paired with a sunny south-facing exposure, fills the space with natural light throughout the day. The updated kitchen features sleek stainless steel appliances, contemporary cabinetry, durable vinyl flooring, and a large breakfast bar that overlooks the expansive living area. The master bedroom includes a convenient 2-piece ensuite, while the second bedroom is perfect for family or guests. The fully renovated main bathroom ensures a modern touch in every corner of the home. A spacious laundry room and additional storage on the balcony provide ample room to keep your belongings close at hand—no need to worry about basement storage units! Doral Manor offers secure underground parking, and the condo fees cover both heat and electricity, adding to the overall value. Enjoy the benefits of living in this pet-friendly, concrete building. This is your chance to own a stunning, move-in-ready condo in one of Calgary's most sought-after neighbourhoods. Don't miss out on this incredible opportunity and call your favourite



Realtor for a private showing!

Built in 1981

### Essential Information

MLS® #	A2200714
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	969
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	703, 1311 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X8

### Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

# of Stories                7

## **Exterior**

Exterior Features    Balcony

Construction        Brick, Concrete

## **Additional Information**

Date Listed            March 14th, 2025

Days on Market      34

Zoning                CC-MH

## **Listing Details**

Listing Office        eXp Realty

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