

# \$450,000 - 401, 820 15 Avenue Sw, Calgary

MLS® #A2242860

## \$450,000

2 Bedroom, 2.00 Bathroom, 1,159 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover elevated inner-city living in this meticulously maintained 2-bedroom, 2-bathroom condo offering 1,159 sq/ft of stylish and functional space in the centrally located Beltline community. Located in a solid concrete constructed building, this unit offers exceptional sound insulation for a quiet and comfortable lifestyle—perfect for professionals, down-sizers, or investors.

Step inside to find 9-foot ceilings with elegant crown moulding, creating a spacious and sophisticated feel throughout. The open-concept floor plan is both bright and versatile, featuring upgraded fixtures and hardware, modern lighting, and a neutral color palette that complements any decor. The kitchen is well-appointed with stainless steel appliances, upgraded hardware, and a convenient layout that opens to the dining and living areas with large south facing windows and a gas fireplace. The spacious living space extends out onto a south facing balcony, perfect for outdoor cooking, plenty of natural sun light and downtown views. The large primary bedroom features a walk-in closet and a private 4-piece ensuite bathroom, and access to another large, east facing balcony perfect for morning coffee and more great views of the city centre. The second bedroom and full second bath are perfect for guests, roommates, or a home office setup.

Additional highlights include: 2 titled



underground parking stalls â€“ rare and valuable for Beltline living!! In-floor heating throughout the unit! In-suite laundry with full-size washer/dryer and plenty of storage in the laundry room. A well-managed and secure building with fob access and elevator service. Located just steps to 17th Ave, shops, restaurants, parks, and public transit, this unit combines modern comfort with unbeatable location in one of Calgaryâ€™s most walkable communities. Donâ€™t miss your chance to own a well-built, feature-rich home in the heart of it all.

Built in 1995

### Essential Information

MLS® #	A2242860
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 820 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0S1

### Amenities

Amenities	Elevator(s), Trash
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Parking Spaces	2
Parking	Parkade, Underground
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Crown Molding, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	CC-MH

## Listing Details

Listing Office	Grassroots Realty Group
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