

# \$280,000 - 805, 1225 15 Avenue Sw, Calgary

MLS® #A2230411

**\$280,000**

2 Bedroom, 1.00 Bathroom, 775 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

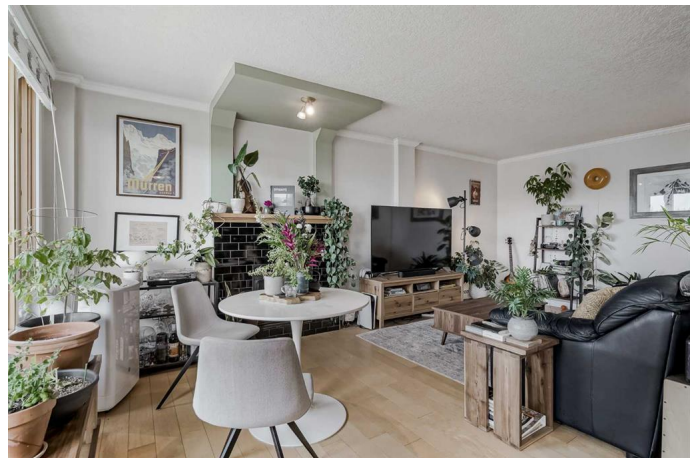
This top-floor penthouse suite with two bedrooms is move-in ready and perfectly positioned in the heart of the Beltline. Just steps from the amenities of 11th Street and the vibrant energy of 17th Avenue SW—home to some of Calgary's best cafes, restaurants, and boutique shops—you'll enjoy urban living with style and convenience.

Enjoy sunny south-facing views from the balcony overlooking Thomson Family Park, which features a playground, picnic area, and open green space following its 2016 revitalization. Inside, hardwood floors run throughout a smart, functional layout with a spacious living room, dining area, and a large kitchen outfitted with granite countertops, stainless steel appliances, and an abundance of maple cabinetry.

The bathroom offers both a separate shower and a full tub, situated conveniently between the two bedrooms. There's in-suite laundry, a covered parking stall, and an additional storage locker.

Bonus: Condo fees include electricity, and The Biltmore is a well-managed, pet-friendly building—making this an exceptional opportunity for homeowners and investors alike.

Built in 1969



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230411    |
| Price          | \$280,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 775         |
| Acres          | 0.00        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 805, 1225 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0X6                |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Trash          |
| Parking Spaces | 1                           |
| Parking        | Covered, Parking Pad, Stall |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Storage   |
| Appliances        | Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, None   |
| # of Stories      | 8  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Membrane        |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 8               |
| Zoning         | CC-MH           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.