

# \$175,000 - 101, 812 15 Avenue Sw, Calgary

MLS® #A2205596

**\$175,000**

1 Bedroom, 1.00 Bathroom, 333 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

NEW PRICE on the ultimate turn-key investment opportunity in the heart of Calgary! This stylish studio is the perfect blend of modern design, urban convenience, and income potential! Whether you're an investor looking for a high-yield short, or long term rental, or a first time buyer seeking a clean, modern, and affordable space, this unit is sure to deliver.

Nestled in one of Calgary's top rated inner city communities; the Beltline. This stylish condo is steps away from absolutely everything! Trendy restaurants, boutique shopping, the best cafe's, nightlife hotspots, all along 17th Ave SW, walking distance to Downtown corporate offices, and the City's Top Attractions! Whether it's business travelers, weekend visitors, or urban professionals, the demand for short & long term rentals in this area is sky-high. Plus, with the CTrain station, river pathways, Historic Design & Newly Refreshed Entertainment Districts all within a short walk, convenience is at it's finest.

This studio is designed for efficiency and style - featuring IN SUITE LAUNDRY, and open-concept layout that maximizes space & functionality. The sleek kitchen boasts quartz countertops, full-size stainless steel appliances, with Dishwasher and ample storage, making meal prep effortless. The living room and bedroom area are thoughtfully



designed and bathed in natural light from the large windows, offering an airy, spacious feel. A spacious entryway and well kept 3PC Bathroom complete this wonderful home.

This is more than just a condo, it's an opportunity to own a high-performing real estate asset in Calgary's thriving rental market. Investors, digital nomads, and urban professionals, don't miss out! Schedule a private showing today and secure your spot in one of downtown Calgary's best investment-friendly communities & buildings!

Be sure to check out the 3D Tour and to book your showing today!

Built in 1968

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205596    |
| Price          | \$175,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 333         |
| Acres          | 0.00        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 812 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0S1                |

## Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | None                        |
| Parking   | Off Street, On Street, None |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Recessed Lighting, Stone Counters |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked  |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Uncovered Courtyard   |
| Lot Description   | Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting |
| Construction      | Brick, Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 9                |
| Zoning         | CC-MH            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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