

305, 1236 15 Avenue SW  
Calgary, Alberta

MLS # A2219566



**\$219,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	562 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
--------------------	-----

Welcome to Urban Point, located at 1236 15 Avenue SW, in the heart of Calgary's vibrant Beltline. Just steps from the energy of 17th Avenue, this fully renovated 1-bedroom condo offers modern design, unbeatable walkability, and exceptional investment value. Step inside to discover a fresh, open-concept layout with updated finishes that maximize both style and functionality. The bright living space flows seamlessly into a sleek kitchen—perfect for relaxed living or entertaining. The generous primary bedroom offers excellent space and comfort, complete with a large closet featuring modern sliding doors—a perfect blend of storage and contemporary design. Whether you're a first-time buyer or savvy investor, this unit delivers. With a condo fee of just \$527/month including ELECTRICITY, HEAT, WATER AND MORE, your overhead stays low while value stays high. Even more importantly, the building has no post-tension cables, offering additional peace of mind for future resale or long-term holding. An assigned parking stall adds everyday convenience in one of Calgary's most walkable neighborhoods. Live or invest just 3 minutes from 17th Ave, surrounded by top restaurants, cafes, boutique shops, parks, and transit. Urban, updated, and underpriced—opportunities like this in the Beltline don't last long.