



1236 15 Avenue Calgary Alberta

\$219,999

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. (id:6769)

Kitchen 7.17 Ft x 12.00 Ft

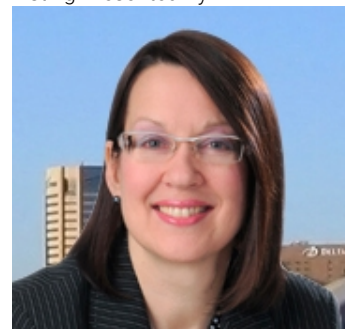
Dining room 6.33 Ft x 12.33 Ft

Living room 12.17 Ft x 12.17 Ft

Primary Bedroom 14.83 Ft x 10.83 Ft

4pc Bathroom 5.08 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net