



## 820 15 Avenue Calgary Alberta

\$345,000

If you've been waiting for a Beltline condo with great bones and even better potential -here it is! This 2 bed, 2 bath layout is one of those floor plans that just works: open living space, smart bedroom separation, and a surprisingly large balcony you can access from both the living room and the primary bedroom. Morning coffee, evening wine, a little herb garden... you've got options. Yes, it needs some love. But overall this apartment is solid: good sized rooms, in suite laundry, a cozy gas fireplace, in-floor heating and a layout that makes a refresh feel genuinely exciting. If you're someone who can see the vision (or you'd love a project where the payoff feels worth it), you'll appreciate what this place can become. And of course, the location is classic Beltline: walkable, vibrant, and close to everything you want, shops, restaurants, transit, and all the inner city energy Calgary is known for. If you're looking for a place you can personalize, build equity, and turn into something wonderful, this might be the one. (id:6769)

3pc Bathroom 8.25 Ft x 4.75 Ft

Foyer 8.75 Ft x 9.33 Ft

Kitchen 12.17 Ft x 10.42 Ft

Dining room 7.33 Ft x 12.75 Ft

Living room 14.42 Ft x 12.75 Ft

Bedroom 13.83 Ft x 10.00 Ft

Primary Bedroom 17.42 Ft x 11.58 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Listing Presented By:



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