

# \$245,000 - 804, 1225 15 Avenue Sw, Calgary

MLS® #A2216501

**\$245,000**

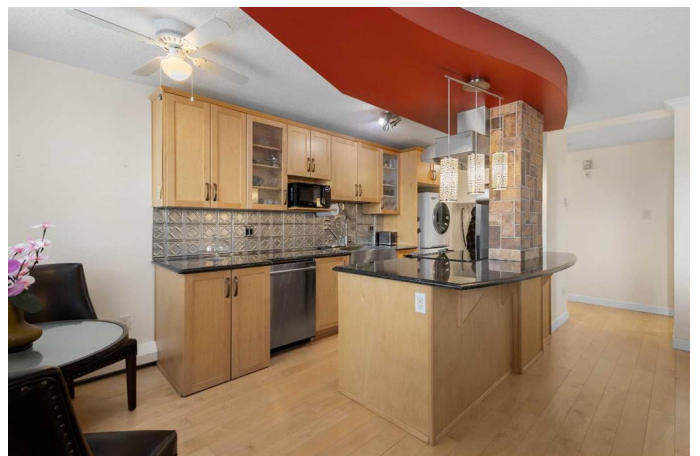
1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to #804 at The Biltmore, a bright and affordable 1-bedroom, 1-bathroom end unit in the heart of Calgary's vibrant Beltline community. This reputable, pet-friendly (with board approval) concrete building offers peace of mind and unbeatable VIEWS & VALUE. CONDO FEES include ALL utilities (electricity, heat, and water). Just steps from 17th Avenue and downtown, enjoy the ultimate in urban convenience. Inside, you'll find a spacious open-concept layout with a modern kitchen featuring granite countertops, stainless steel appliances, an industrial hood fan, and ample cabinetry. Large windows and the end-unit location provide extra natural light throughout. The private balcony offers sweeping downtown views and is accessible from both the living area and bedroom—perfect for relaxing or entertaining. The standout bathroom features wall-to-ceiling tile, a separate soaker tub, and a glass-enclosed stand-up shower both equipped with metal support bars for added accessibility. Additional perks include a wall-mounted A/C unit, an assigned above-grade parking stall, and secure basement storage. Recent building upgrades include parking lot paving and building envelope repairs. Close to parks, schools, transit, restaurants, and shopping, this home is ideal for anyone seeking the best of downtown living.

Built in 1969



## Essential Information

MLS® #	A2216501
Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	804, 1225 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X6

## Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Crown Molding
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	8

## Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	7
Zoning	CC-MH

**Listing Details**

Listing Office	2% Realty
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