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204, 330 15 Avenue SW  
Calgary, Alberta

MLS # A2223949



**\$264,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile, Vinyl
Roof:	Membrane
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 716
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: N/A

Welcome to Alberta Manor in the heart of Calgary's vibrant Beltline. This charming 2-bedroom, 1.5-bath condo is located on the second floor of a solid concrete building, offering both quiet comfort and long-term durability. Just steps from the elevator, the unit opens into a functional kitchen with an open pass-through to the spacious dining and living area—perfect for everyday living or entertaining. South-facing windows allow plenty of natural light to fill the space, while the private balcony offers a sunny spot to relax. The layout is thoughtfully designed, with a 4-piece main bathroom off the hall, a cozy second bedroom, and a primary suite that includes a 2-piece ensuite and west-facing windows. Practical features include custom window coverings for privacy and function, plus an underground parking stall large enough for two vehicles, with an additional storage unit adjacent to the parking stall. The location is unbeatable: just steps from 4th Street and 17th Avenue's restaurants, cafes, and shops, close to Lindsay Park and the MNP Community & Sports Centre, and within easy reach of Stampede Park and downtown. The surrounding Beltline community offers a dynamic mix of walkable amenities, green spaces, and public transit—making this an ideal home for urban professionals, first-time buyers, or anyone looking to enjoy the best of inner-city Calgary.