

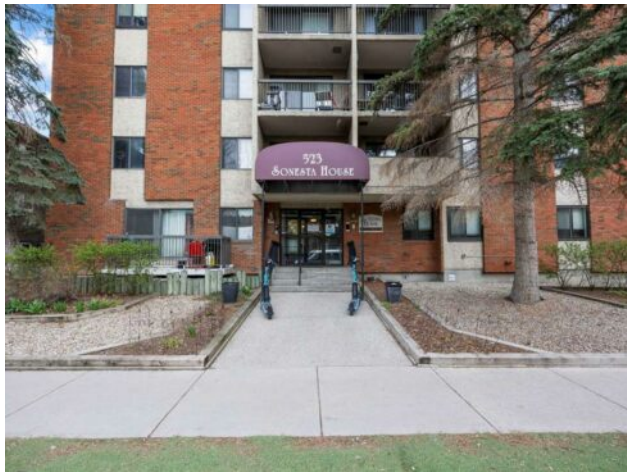


GRASSROOTS
REALTY GROUP

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602, 523 15 Avenue SW
Calgary, Alberta

MLS # A2215386



\$312,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Pantry, Wood Counters		

Inclusions: N/A

Penthouse Living | With Downtown Views in the Heart of the Beltline! Live the high life in this top-floor, corner-unit penthouse right in the heart of Calgary's iconic Beltline district! With downtown views and just steps to 4th Street, 17th Avenue, caf  s, restaurants, shopping, and the LRT, this location is simply unbeatable. Inside, you'll find nearly 850 sq ft of fully renovated, stylish space — featuring upgraded laminate flooring, a designer kitchen with stainless steel appliances, butcher block counters, and ample cupboard space, plus a bright, open layout perfect for entertaining. Two spacious bedrooms, a modern 4-piece bath, in-suite laundry, and a private balcony complete the package. Located in a well-managed, secure concrete building, you'll enjoy the convenience of a private parking stall and extra storage — all with low maintenance living. This is your chance to own a penthouse in the Beltline with city views, in one of Calgary's most walkable and vibrant communities. — What an amazing opportunity!!