



**GRASSROOTS**  
REALTY GROUP

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409, 527 15 Avenue SW  
Calgary, Alberta

MLS # A2223328



**\$459,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	982 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CCMH
Foundation:	-	Utilities:	-

**Features:** Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** none

Welcome home to your urban oasis! This stunning 2-bedroom plus den penthouse in Calgary's vibrant Beltline offers the ultimate in sophisticated living. Enjoy high ceilings and abundant natural light throughout this multi-level unit. The main level features a chef's kitchen with granite countertops and stainless-steel appliances, plus a powder room and in-suite laundry. Two spacious bedrooms complete this floor, including a primary suite with a walk-in closet. Ascend the spiral metal staircase to a flexible loft with a cozy fireplace, leading to your incredible private rooftop patio. This urban haven is perfect for entertaining or relaxing with breathtaking downtown views. A second balcony offers even more outdoor enjoyment. Nestled within "The Conservatory," you'll love the serene landscaped private courtyard. With a "walk-score" of 96, you're steps from 17th Avenue and downtown. Experience the lifestyle you've always dreamed of!