



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1004, 1140 15 Avenue SW  
Calgary, Alberta

MLS # A2240898



**\$295,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	905 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions: None

Welcome to this one-of-a-kind, loft-style penthouse condo right in the heart of downtown! Spread over two levels, this 1 bedroom, 1 bathroom suite offers a spacious and unique layout that's hard to come by in newer high-rise buildings. Soaring vaulted ceilings, a wood-burning fireplace, and large windows set the tone for the bright and airy main living area, which also features a functional kitchen with updated appliances, in-suite laundry, and a private balcony boasting unobstructed city views perfect for your morning coffee or evening sunsets! Up the spiral staircase, you'll find a generous primary bedroom complete with a fully renovated bathroom, THREE closets, and a cozy flex space ideal for a home office, reading nook, or studio. A second set of stairs leads to an additional lofted space that can function as a dedicated office or creative retreat. This quiet, well-maintained, and pet-friendly building backs onto a dog park and includes secured surface parking, a storage locker, and access to a sauna. Whether you're a first-time buyer, an investor, or someone looking to enjoy the downtown lifestyle, this home offers incredible value and versatility! All of this is just steps from the best of the Beltline &mdash; 17th Ave, local caf  s, boutique shops, parks, transit, and bike lanes. This is inner-city living at its finest!