

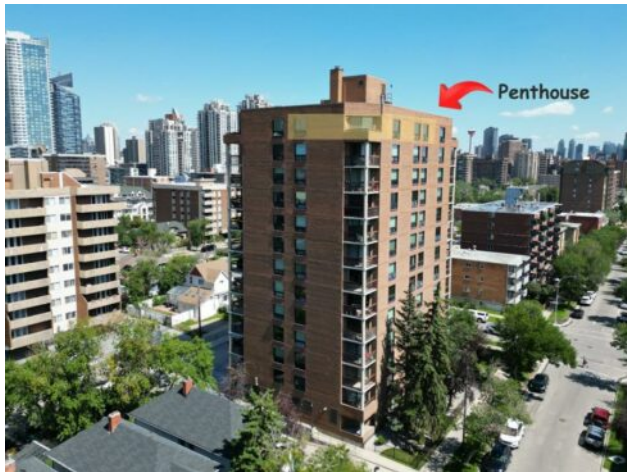


GRASSROOTS
REALTY GROUP

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

PH2, 1304 15 Avenue SW
Calgary, Alberta

MLS # A2245008



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,315 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,288
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Double Vanity, French Door		

Inclusions:	N/A
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Experience elevated downtown living in this expansive 1,315 sq. ft. penthouse, located in a well-maintained concrete and brick building in Calgary's vibrant Beltline. With sweeping city views, modern upgrades, and a highly walkable location, this 2-bedroom, 2-bathroom corner unit offers a rare blend of comfort, functionality, and classic charm. Inside, you will find hardwood flooring and a striking wood-burning fireplace with a marble surround. Oversized windows fill the spacious living and dining areas with natural light, creating a warm and inviting atmosphere. The well-maintained kitchen features generous cabinetry, a built-in wall oven and microwave, and a recently replaced refrigerator. The primary suite offers three closets and a spacious 4-piece ensuite with updated tile, flooring, and modern faucets. The second bedroom is adjacent to a fully renovated 3-piece bathroom with a standing shower, updated finishes, and contemporary fixtures. Enjoy panoramic downtown views from your private balcony. Additional features include a full laundry room, one underground parking stall, and a dedicated storage locker. This pet-friendly, professionally managed building is located just steps from the best of 17th Avenue, restaurants, cafes, shops, parks, and public transit. Penthouse units with this layout, level of care, and character are rarely available. Book your private showing today.