



**GRASSROOTS**  
REALTY GROUP

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903, 1107 15 Avenue SW  
Calgary, Alberta

MLS # A2250467



**\$274,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Penthouse                |        |                   |
| Size:     | 821 sq.ft.                         | Age:   | 1977 (48 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Parkade, Underground     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas                   | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                              | Sewer:     | -      |
| Roof:       | Tar/Gravel  | Condo Fee: | \$ 818 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding , Stucco                     | Zoning:    | CC-MH  |
| Foundation: | Poured Concrete                                     | Utilities: | -      |
| Features:   | Ceiling Fan(s), Closet Organizers, Granite Counters |            |        |
| Inclusions: | Not applicable                                      |            |        |

Perched on the top floor in the heart of Calgary's vibrant Beltline, this renovated penthouse condo offers modern style and everyday convenience. Featuring 2 bedrooms, 1 bathroom, and 820 sq. ft. of thoughtfully updated living space, this home combines comfort with urban sophistication. The kitchen showcases granite countertops, stainless steel appliances, and fresh paint throughout, while in-suite laundry (hook-up), secure underground parking, and extra storage add everyday ease. The true highlight is the expansive wrap-around southwest-facing balcony, offering sweeping views of the downtown skyline—a perfect spot to relax, unwind, or entertain guests. With two elevators, a quiet and well-maintained building, and an unbeatable location just steps from trendy shops, restaurants, cafes, and nightlife, this is inner-city living at its finest. Book your private showing today!