



**GRASSROOTS**  
REALTY GROUP

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708, 108 15 Avenue SE  
Calgary, Alberta

MLS # A2272604



**\$450,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,271 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 788
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

This 2 storey penthouse enjoys uninterrupted 180° city views and a bright, inviting layout designed for relaxed living and effortless entertaining. Soaring 18' ceiling height combines with oversized windows to create an uplifting main floor living room where natural light defines the space, while a gas fireplace adds warmth on cooler evenings. Patio sliders extend the room onto the 1st west facing balcony where skyline views set a stunning backdrop for morning coffees, quiet breaks or casual after-work unwinding. Beautifully updated, the kitchen delivers abundant 2 toned cabinetry, generous prep space, a raised breakfast bar for easy meals and clear sightlines into the dining area that supports comfortable hosting. A bold chevron feature wall and distinctive lighting give the dining room character and personality, adding visual interest without sacrificing function. Conveniently a powder room and in-suite laundry complete the main level. Ascend the modern geometric railed staircase to the upper level where an open to below loft provides valuable flexibility for a home office, creative studio or fitness space. The primary bedroom offers a restful retreat with access to the 2nd west balcony, ideal for peaceful evenings or weekend lounging and includes a walk-in closet for practical storage. A second bedroom sits nearby and pairs easily with a well kept 4 piece bathroom. Titled underground parking adds to your safety and convenience. Phenomenally location to support an easy, walkable lifestyle with immediate access to favourite local pubs, restaurants and cafés along both 4th Street and Uptown 17th. Enjoy the close proximity to the LRT Station, downtown core, Stampede Park and the MNP Community & Sport Centre all within minutes, while surrounding amenities deliver endless options for shopping, fitness and entertainment. This penthouse blends lively urban

energy with private top floor comfort in one of Calgary&rsquo;s most connected inner-city settings.