



**111, 310 15 Avenue SW
Calgary, Alberta**

MLS # A2293327

\$519,900



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: None

Brand new, modern 2-bedroom, 2-bathroom condo spanning 640 sqft in the highly sought-after development, The Broward. This stunning residence features a private patio and offers a contemporary design with premium finishes in one of the city's most walkable urban communities. This is a rare opportunity to own in a newly released building located just steps from top-tier dining, shopping, transit, and downtown amenities. The open-concept layout is designed for both everyday comfort and sophisticated entertaining, featuring a contemporary kitchen equipped with sleek cabinetry, quartz countertops, stainless-steel appliances, and a center island with additional seating. The primary bedroom serves as a true retreat with a walk-in closet and a 3-piece ensuite, while the second bedroom and gorgeous 4-piece main bathroom provide excellent privacy for guests or a home office. For ultimate convenience, the home includes in-suite laundry, titled underground heated parking, and a dedicated storage unit. Residents enjoy access to exceptional building amenities, including a rooftop terrace with a BBQ area, communal workstations, a putting green, a bocce court, a fitness center, and pet-friendly features. Perfectly situated just steps from 17th Avenue SW and 4th Street, this home places you at the center of the city's best lifestyle offerings. Book your showing today!