



**SL5, 1520 4 Street SW  
Calgary, Alberta**

**MLS # A2293615**



**\$307,453**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	392 sq.ft.	<b>Age:</b>	2030 (-4 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 196
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Metal Frame, Metal Siding	<b>Zoning:</b>	Direct Control (1P2007) (
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Quartz Counters, Soaking Tub		

**Inclusions:** None.

Welcome to Broadway on 17th, one of Calgary's most exciting new urban developments, This beautifully designed studio show home offers an exceptional opportunity to own in a vibrant, amenity-rich community in the heart of the city. Thoughtfully crafted to maximize space and functionality, this studio residence delivers modern, efficient living without compromise. Clean lines, contemporary architecture, and premium appliances are paired with sophisticated finishes to create a home that feels both elevated and inviting. Every detail has been carefully considered to ensure comfort, style, and everyday practicality. Perfect for first-time buyers, investors, or urban professionals, this home offers flexibility with designer-selected colour palettes and upgrade options to personalize your space. Residents of Broadway on 17th enjoy access to an unmatched collection of resort-style amenities, including a full spa and sauna, fitness studio, co-working spaces, games lounge, arcade, sports simulator, and inviting social lounges. Pet-friendly areas and collaborative workspaces enhance both lifestyle and convenience. Take in breathtaking views from the exclusive Level 46 Fireside Sky Lounge, featuring a bar, indoor fireplace, and private dining areas overlooking downtown Calgary and the Rocky Mountains. At street level, the vibrant Broadway Plaza will offer a curated mix of restaurants, cafes, retail shops, daycare, and office spaces—bringing an energetic, walkable lifestyle right to your doorstep. Designed with intention, the tower configuration maximizes sunlight, privacy, and views, allowing residents to fully enjoy their surroundings. Located just minutes from Calgary's top shopping, dining, and entertainment districts, this is an ideal opportunity to secure a stylish and efficient home in a highly sought-after location. Completion

anticipated for October 2030. Live above the energy at Broadway on 17th by Vesta Properties.