



**SL250, 1520 4 Street SW  
Calgary, Alberta**

**MLS # A2293621**



**\$583,280**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2030 (-4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<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>	\$ 413
<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>	Elevator, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** None.

Welcome to Broadway on 17th, a landmark new development redefining urban living in the heart of Calgary. This architecturally striking community offers a rare opportunity to secure a home in one of the city's most vibrant and evolving corridors. The C4 model on the 29th floor showcases the perfect blend of sophistication and functionality, featuring thoughtfully designed interiors, premium appliances, and contemporary finishes curated for elevated everyday living. Spacious and efficient, this home reflects modern design principles while offering comfort, style, and flexibility. Residents will enjoy an unmatched collection of resort-style amenities, including a full spa and sauna, state-of-the-art fitness studio, co-working spaces, games lounge, arcade, sports simulator, and beautifully designed social lounges. Pet-friendly areas and collaborative workspaces further enhance the lifestyle experience. A true highlight of the development is the Level 46 Fireside Sky Lounge—an exclusive retreat featuring a bar, indoor fireplace, and private dining areas, all set against breathtaking panoramic views of downtown Calgary and the Rocky Mountains. At ground level, the vibrant Broadway Plaza will bring daily convenience to your doorstep with curated retail, restaurants, cafes, daycare, and office spaces—creating a dynamic, walkable urban village. Designed with intention, the tower placement maximizes natural light, privacy, and sightlines, ensuring each residence benefits from optimal sunshine and stunning views. Offering a diverse range of layouts including studios, one-bedroom, two-bedroom, junior three-bedroom residences, and exclusive sub-penthouse and penthouse homes, Broadway on 17th delivers options for every lifestyle and stage of life. Located just minutes from Calgary's best shopping, dining,

entertainment, and cultural destinations, this is urban living at its finest. Scheduled for completion in October 2030. Live above the energy at Broadway on 17th by Vesta Properties.