



**701, 108 15 Avenue SE
Calgary, Alberta**

MLS # A2293783



\$374,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,244 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Driveway, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

18-foot ceilings. Two outdoor spaces. Downtown views that don't get old. This 2-storey penthouse stands out the moment you walk in. Two-storey windows and southwest exposure flood the living space with natural light, while views stretch across downtown to the north and west. Remote blinds add comfort and control throughout the day. The living room is anchored by those SW windows, with a 3-sided fireplace as the finishing touch—creating a space that feels both open and inviting. The kitchen features stainless steel appliances, dark-stained maple cabinetry, and a raised eating bar—perfect for entertaining or everyday living. The main floor also offers a spacious second bedroom with cheater access to a 4-piece bathroom—ideal for guests, roommates, or flexibility. Upstairs, the primary bedroom captures its own downtown views and includes a walk-in closet and 4-piece ensuite. A loft area just outside works perfectly as a home office or reading space, with access to your upper private deck complete with a raised bar—your second outdoor space to take in the city. A rare layout that truly lives differently—ideal for a first-time buyer, investor, or inner-city lifestyle. Underground parking keeps your vehicle secure year-round, and the location puts you just steps to downtown, 17th Avenue, transit (only 2 blocks to the train), and even walking distance to Flames games.