



**GRASSROOTS**  
REALTY GROUP

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112, 527 15 Avenue SW  
Calgary, Alberta

MLS # A2212260



**\$414,999**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** In Floor, Hot Water, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 553

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** TV in Living Room & TV Bracket

Tucked into the unique Conservatory building in Calgary's vibrant Beltline district, this beautifully designed 2-bedroom, 1.5-bathroom main floor condo offers an elevated lifestyle with a touch of charm and soaring 13' ceilings throughout. The dramatic ceilings and expansive windows create an airy, light-filled ambiance. The centerpiece of your new home is the spacious living room complemented by the cozy character of a dark, dramatic tiled gas fireplace, large double windows, and easy access to the generous 12' x 12' patio that extends your living space. The kitchen strikes the perfect balance of form and function with granite surfaces, stainless steel appliances, and abundant storage. Ideal for shared living or hosting guests, the thoughtfully separated bedrooms ensure maximum privacy. The oversized primary suite offers enough space for a reading nook or vanity, plus a walk-in closet for added convenience. A well-appointed main bath with generous counter space, a sleek powder room, in-suite laundry, underground parking, and additional storage complete this inner-city offering. Beyond your front door, the legendary 17th Avenue Entertainment District awaits-boutique shopping, top-rated restaurants, trendy caf  s, cocktail lounges, and lively nightlife are all within walking distance. While perfectly positioned in the heart of downtown, this home is tucked away just enough to offer a peaceful escape from the city's hustle and bustle. When you're ready to relax, you're also just minutes from tranquil green spaces like Central Memorial Park and Haultain Park, offering beautifully landscaped areas to unwind, read a book, or enjoy a peaceful walk. Enjoy the energy of the city while still having a quiet retreat to call home.

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