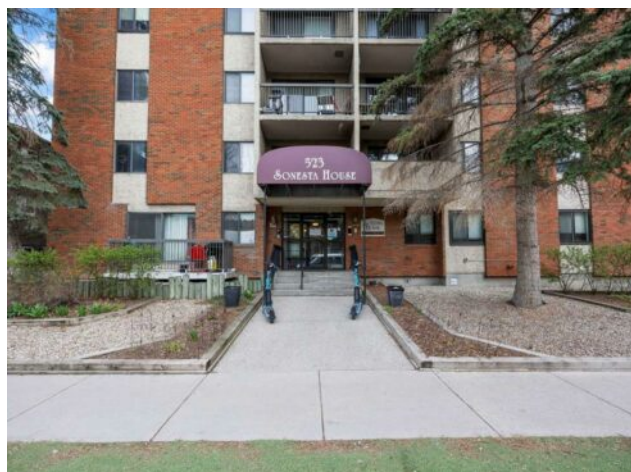


**602, 523 15 Avenue SW  
Calgary, Alberta**

**MLS # A2215386**



**\$320,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Wood Counters		

**Inclusions:** N/A

Penthouse Living | With Downtown Views in the Heart of the Beltline! Live the high life in this top-floor, corner-unit penthouse right in the heart of Calgary's iconic Beltline district! With downtown views and just steps to 4th Street, 17th Avenue, caf  s, restaurants, shopping, and the LRT, this location is simply unbeatable. Inside, you'll find nearly 850 sq ft of fully renovated, stylish space &mdash; featuring upgraded laminate flooring, a designer kitchen with stainless steel appliances, butcher block counters, and ample cupboard space, plus a bright, open layout perfect for entertaining. Two spacious bedrooms, a modern 4-piece bath, in-suite laundry, and a private balcony complete the package. Located in a well-managed, secure concrete building, you'll enjoy the convenience of a private parking stall and extra storage &mdash; all with low maintenance living. This is your chance to own a penthouse in the Beltline with city views, in one of Calgary's most walkable and vibrant communities. &mdash; What an amazing opportunity!!