

**409, 527 15 Avenue SW
Calgary, Alberta**

MLS # A2223328



\$459,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 982 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 648 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | CCMH |
| Foundation: | - | Utilities: | - |

Features: Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

Welcome home to your urban oasis! This stunning 2-bedroom plus den penthouse in Calgary's vibrant Beltline offers the ultimate in sophisticated living. Enjoy high ceilings and abundant natural light throughout this multi-level unit. The main level features a chef's kitchen with granite countertops and stainless-steel appliances, plus a powder room and in-suite laundry. Two spacious bedrooms complete this floor, including a primary suite with a walk-in closet. Ascend the spiral metal staircase to a flexible loft with a cozy fireplace, leading to your incredible private rooftop patio. This urban haven is perfect for entertaining or relaxing with breathtaking downtown views. A second balcony offers even more outdoor enjoyment. Nestled within "The Conservatory," you'll love the serene landscaped private courtyard. With a "walk-score" of 96, you're steps from 17th Avenue and downtown. Experience the lifestyle you've always dreamed of!