

**1533 15 Street SW
Calgary, Alberta**

MLS # A2234077



\$725,000

Division:	Sunalta		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,693 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 250
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Low Flow Plumbing Fixtures, Quartz Counters		

Inclusions: N/A

****STUNNING ROOFTOP TERRACE**** Welcome to this stunning, contemporary three-level townhouse offering nearly 1,700 square feet of thoughtfully designed living space, perfectly positioned just steps away from the heart of Calgary's vibrant 17th Avenue. With unmatched value, this is a rare opportunity to own a stylish and spacious inner-city home in one of the city's most dynamic locations. Whether you're a young professional, an urban family, or looking for a live/work setup, this home delivers on every level. From the moment you step inside, you'll appreciate the bright, open layout and unique, versatile floor plan. The main level offers a private office or bedroom with a flex area, ideal for working from home, welcoming guests, or even running a small business with its separate entrance and connection to the rest of the home. It's the kind of flexibility that urban buyers crave. As you head upstairs, natural light pours in through floor-to-ceiling triple-pane windows, illuminating the modern finishes and sleek design details. The kitchen is a showstopper, featuring sleek cabinetry, stainless steel appliances, a butcher block peninsula, and neutral tones that pair beautifully with the light hardwood flooring. There's plenty of space to cook, host, or just relax. A dumbwaiter system connects the kitchen to the rooftop patio—an incredibly thoughtful touch for easy entertaining. The adjacent living area is equally inviting, with access to a cozy balcony—just one of three private outdoor spaces in this home. On the third floor, you'll find two generously sized bedrooms, each with access to their own full bathrooms. The primary bedroom features yet another private balcony, creating a peaceful retreat where you can enjoy your morning coffee or unwind under the stars. From here, a staircase leads up to your private rooftop patio,

where you'll take in sweeping views of downtown Calgary—the ultimate space for entertaining, gardening, or simply enjoying the cityscape. Built with attention to both comfort and performance, the home includes radiant in-floor heating, R-28 insulation, a two-hour fire-rated party wall, and thoughtful soundproofing throughout. The basement offers ample storage, and you're only a 5-minute walk to the C-train, bike paths, parks, and of course, all the incredible amenities that 17th Avenue has to offer. This is a one-of-a-kind opportunity to own a truly special home in a prime location. With its smart design, luxurious touches, and unbeatable convenience, this townhouse offers the perfect balance of modern living and timeless comfort. Don't miss your chance to call it home.