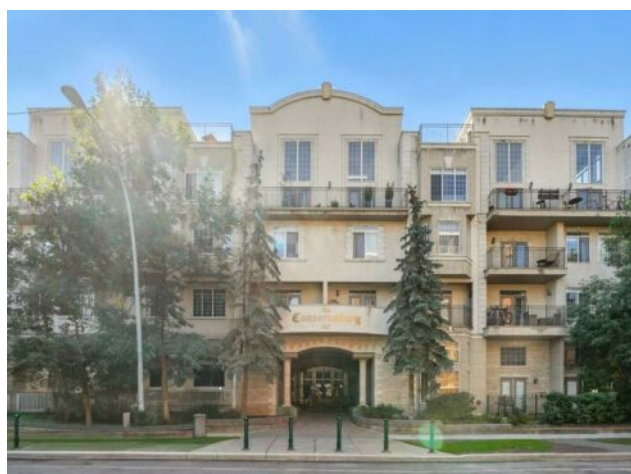


202, 527 15 Avenue SW
Calgary, Alberta

MLS # A2251907



\$325,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: storage cabinet, and the TV mounted to the wall.

Welcome to The Conservatory, a prestigious gated complex that blends timeless architecture with modern convenience in the heart of Calgary's Beltline. A serene courtyard with brick pathways, lush greenery and cascading fountains creates a tranquil setting just steps from downtown energy. This stylish home opens from the breezeway to a private entrance, offering an inviting layout perfectly suited for urban professionals and first-time buyers. Inside, soaring 9-foot ceilings and gleaming laminate floors create a bright, open atmosphere designed for easy living. The kitchen inspires culinary creativity with ample cabinet and counter space plus a large island ideal for casual gatherings. An adjacent living room with gas fireplace invites relaxation, while French doors extend the living space outdoors to a private balcony that encourages a seamless indoor/outdoor lifestyle. The primary bedroom is spacious with an oversized window that fills the room with natural light, while the four-piece bathroom separates the bedrooms for added privacy. A second bedroom adds versatility as a guest space, office, hobby space or home gym. In-suite laundry, underground heated parking and abundant storage further enhance daily ease. This quiet treelined street offers a peaceful retreat while keeping you connected to everything. Walk to Uptown 17th's dining, shopping and nightlife, stroll to the Stampede grounds and MNP Sports Centre or commute easily with the nearby LRT station and downtown core within reach. Offering a blend of character, convenience and community, this bright and inviting condo is the ideal for those seeking both vibrancy and comfort.