# \$469,900 - 409, 527 15 Avenue Sw, Calgary

MLS® #A2223328

### \$469,900

2 Bedroom, 2.00 Bathroom, 982 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

Built in 2000

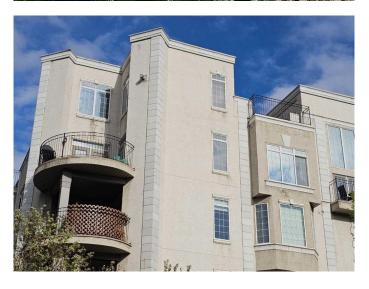
#### **Essential Information**

MLS® # A2223328 Price \$469,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1







Half Baths 1

Square Footage 982
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

## **Community Information**

Address 409, 527 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1R5

#### **Amenities**

Amenities Elevator(s), Gazebo, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior 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)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s),

Washer/Dryer Stacked, Window Coverings

Heating In Floor, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Garden

Construction Stucco, Wood Frame

#### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 22

Zoning CCMH

# **Listing Details**

Listing Office Kingsland Realty

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