

# \$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

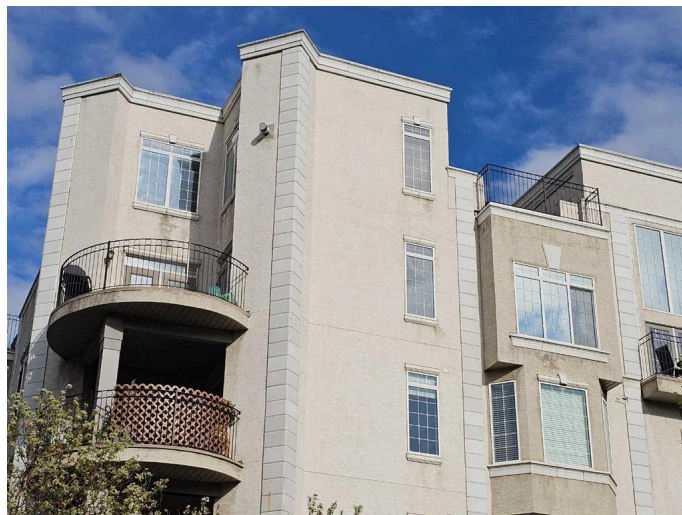
Welcome home to your urban oasis! This stunning 2-bedroom plus den penthouse in Calgary's vibrant Beltline offers the ultimate in sophisticated living. Enjoy high ceilings and abundant natural light throughout this multi-level unit. The main level features a chef's kitchen with granite countertops and 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	16
Zoning	CCMH

### **Listing Details**

Listing Office	Kingsland Realty
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