# \$523,000 - 416, 527 15 Avenue Sw, Calgary

MLS® #A2267486

## \$523,000

2 Bedroom, 2.00 Bathroom, 1,176 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your next chapter in the vibrant heart of Downtown Calgary! This isn't just another condoâ€"it's a one-of-a-kind PENTHOUSE LOFT that perfectly blends modern luxury with urban character. Step inside and be immediately impressed by the 20-foot vaulted ceilings, expansive windows, and sun-soaked south-facing balcony that fill the space with natural light. The open-concept design creates an effortless flow between living, dining, and entertaining areasâ€"anchored by a cozy gas fireplace that sets the tone for Calgary's crisp winter nights. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, and a large eating bar that's perfect for morning coffee or evening wine with friends. Retreat to your primary suite, complete with a custom walk-in closet and a 4-piece ensuite designed for relaxation. The second bedroom offers flexibility for guests, roommates, or an at-home workspaceâ€"whatever suits your lifestyle best. But the real showstopper? The spiral staircase leading to your very own private loft and rooftop patio with panoramic downtown skyline views. Whether you envision a creative studio, fitness space, or peaceful retreat under the stars, this loft delivers endless possibilities. Enjoy the convenience of in-suite laundry, a titled parking stall, and underground storageâ€"rare perks in the Beltline. With over 1,100 sq. ft. of thoughtfully designed living space, this penthouse is more than a







homeâ€"it's an experience. Don't waitâ€"book your private showing today and discover the lifestyle you've been dreaming of.

#### Built in 2001

#### **Essential Information**

MLS® # A2267486 Price \$523,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,176
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

## **Community Information**

Address 416, 527 15 Avenue Sw

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

#### **Amenities**

Amenities Elevator(s), Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Walk-In Closet(s)

Appliances Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Garden

Roof Rubber

Construction Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed October 29th, 2025

Days on Market 6

Zoning CC-MH

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.