

# \$459,900 - 409, 527 15 Avenue Sw, Calgary

MLS® #A2223328

**\$459,900**

2 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

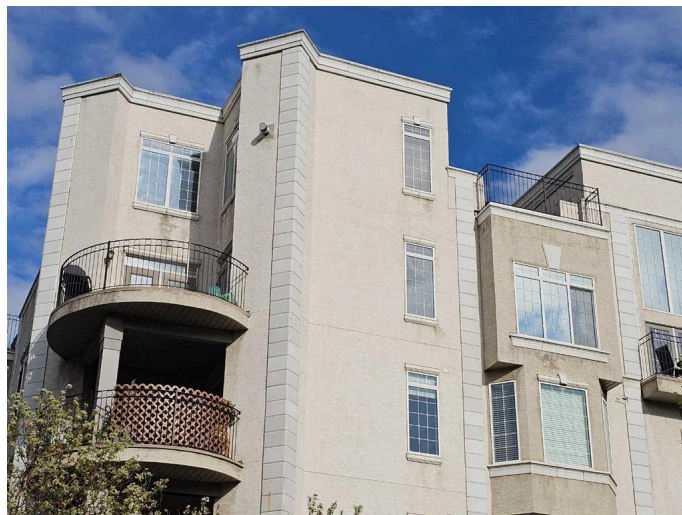
Welcome home to your urban oasis! This stunning 2-bedroom plus den penthouse in Calgary's vibrant Beltline offers the ultimate in sophisticated living. Enjoy high ceilings and abundant natural light throughout this multi-level unit. The main level features a chef's kitchen with granite countertops and 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	\$459,900
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), Secured Parking, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Elevator
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	36
Zoning	CCMH

## **Listing Details**

Listing Office	Kingsland Realty
----------------	------------------

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.