

# \$519,900 - 413, 527 15 Avenue Sw, Calgary

MLS® #A2218741

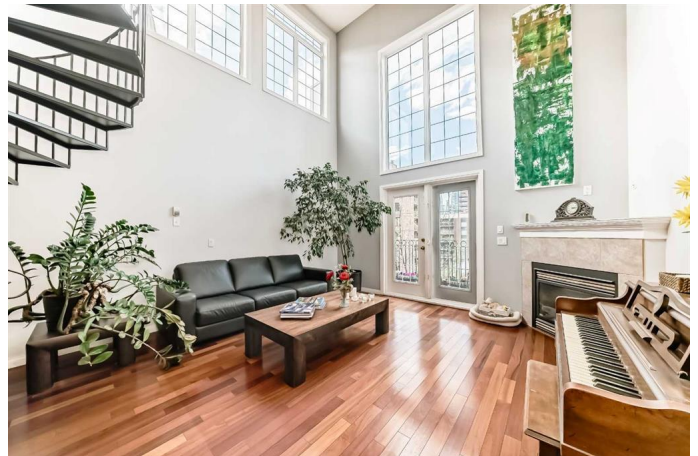
**\$519,900**

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome home! This stunning urban oasis offers exceptional living in the heart of Beltline; close to shops, restaurants, entertainment and walking distance to downtown. Penthouse living with an amazing spiral staircase that leads to a flexible loft space and rooftop patio! The main level of this 2-bedroom condo welcomes you with an open-concept plan with natural light from all of the windows. Real hardwood flooring in the living room with cozy gas fireplace, a dining area and lovely kitchen with granite countertops and stainless-steel appliances including a barn-door refrigerator with drawer freezer. A powder room on the main level also hosts the in-suite washer/dryer pair for convenience. The two bedrooms are also on the main level including a gorgeous primary bedroom with large walk-in closet and ensuite bathroom with granite counters and custom tile for the backsplash and walk-in shower. Heading upstairs youâ€™ll love the flexibility of the additional loft space â€“ a perfect work-from-home space or just a cozy getaway from the busy urban lifestyle. This space also accesses the amazing rooftop terrace which spans the entire length of the unit and features incredible views of the downtown lights. If this wasnâ€™t enough, there is a second balcony on the main floor which features a gas line for your BBQ and amazing views. Aptly named The Conservatory, residents enjoy one of the most unique pieces of architecture in Calgary with a landscaped central courtyard and a regal iron



gate entrance. Note: the seller has provided the option for the new owner to keep the patio furniture and BBQ. Itâ€™s not downsizing, itâ€™s upsizing with this incredible urban retreat; come view 413, 527 15 Ave SW and make this your next home!

Built in 2000

### Essential Information

MLS® #	A2218741
Price	\$519,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,062
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	413, 527 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R5

### Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground, Gated, Secured, Titled
# of Garages	1

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Membrane, Flat
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	23
Zoning	CC-MH

## Listing Details

Listing Office	eXp 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.