

# \$449,900 - 1, 1304 15 Avenue Sw, Calgary

MLS® #A2207927

**\$449,900**

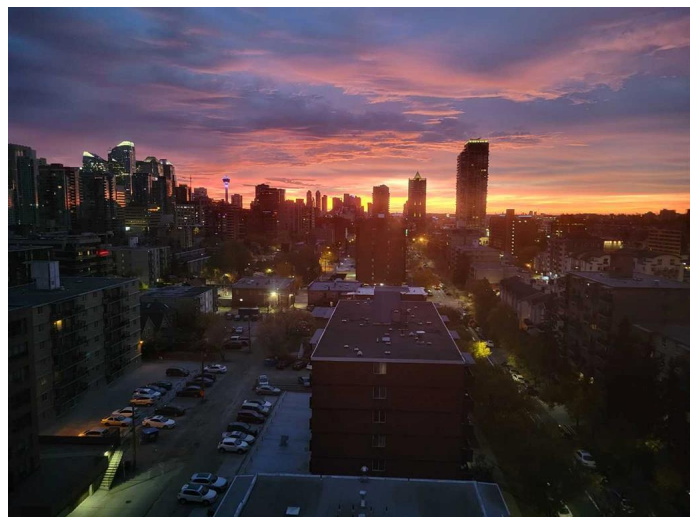
2 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**OPEN HOUSE SATURDAY APRIL 26 2-4PM!**

This downtown penthouse condo represents a rare opportunity to experience elevated city living, combining sophisticated design with unparalleled comfort and convenience. This meticulously renovated 2-bedroom, 2-bathroom offers an expansive open floor plan and breathtaking city views. This residence seamlessly blends modern luxury with functional design, creating an ideal urban retreat. The generous living area is bathed in natural light, thanks to large windows that frame panoramic city vistas. The open layout facilitates effortless flow between the living, dining, and kitchen spaces, perfect for both daily living and entertaining. The kitchen features stainless steel appliances, sleek countertops, and ample storage. The central island serves as both a functional workspace and a gathering spot for guests. The expansive master bedroom offers a serene retreat, complete with his and hers closets and a spa-like 5 piece ensuite bathroom plus another deck with downtown views. The second bedroom is spacious and adaptable, suitable for guests, a home office, or a personal gym. It is conveniently located adjacent to the second full 3 piece bathroom. Step outside onto the private balconies to enjoy dining, morning coffee, or evening sunsets, all while taking in the dynamic city skyline. The added office space offers a perfect work-from-home setup or an additional flexible area. Central air conditioning, the wood



burning fireplace, 2 underground parking stalls plus a storage locker are added features. Situated in a vibrant neighborhood, the condo is within walking distance to 17 Ave where youâ€™ll find trendy cafes, upscale restaurants, and boutique shops. Public transportation can easily be accessed, if needed. Schedule a private viewing today to fully appreciate all that this exceptional property has to offer.

Built in 1980

### Essential Information

MLS® #	A2207927
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	1, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### Amenities

Amenities	Elevator(s), Storage
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Electric Oven
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	13

## Exterior

Exterior Features	Balcony
Lot Description	Other
Construction	Brick

## Additional Information

Date Listed	April 4th, 2025
Days on Market	18
Zoning	CC-MH

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.