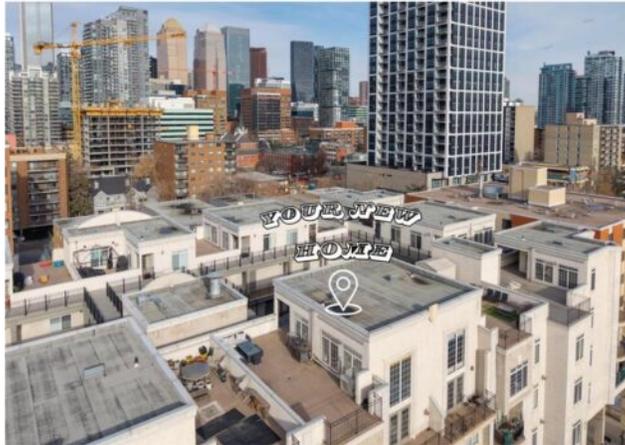


**403, 527 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2278888**



**\$560,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane, Rubber	<b>Condo Fee:</b>	\$ 962
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Light Fixtures		

Welcome home to this luxurious two-storey penthouse &mdash; a rare gem offering over 470 sq. ft. of private rooftop living space designed to impress! Perfectly nestled in the heart of Calgary, The Conservatory stands as one of the city&rsquo;s most coveted addresses &mdash; just one block from the vibrant shops and dining on 17th Avenue SW, and a short walk to the downtown core. This gated building welcomes you with Italian-inspired gates and a serene courtyard, setting the tone for the elegance within. No expense was spared on your fully renovated penthouse, step inside to discover custom herringbone flooring, oversized windows, and soaring ceilings that fill every corner with natural light. The living room is warmed by a modern fireplace and opens through French doors to one of two private balconies. The chef-inspired kitchen is a showpiece &mdash; featuring waterfall marble inspired quartz countertops, bespoke white cabinetry, and brushed gold hardware, all anchored by a statement chandelier above the dining area. Upstairs, a spiral staircase leads to a loft overlooking the main living area &mdash; the perfect space for a home office or reading retreat &mdash; and your private rooftop patio offering breathtaking north and south skyline views. Both bedrooms are generously sized, with the primary suite boasting a walk-in closet and a fully renovated ensuite bathroom for your personal retreat. Additional conveniences include in-suite laundry, elevator access, a storage locker, and two titled parking stalls with visitor parking for guests. Experience the ultimate blend of sophistication, comfort, and downtown convenience &mdash; this penthouse retreat at The Conservatory is one you won&rsquo;t want to miss. \*Please note some photos are virtually staged \*