

**601, 1033 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2290709**



**\$679,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,106 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

Check out this stunning 2 level top-floor penthouse condominium, offering luxurious living in the heart of the Beltline. A unique unit boasting over 2100 Square feet of renovated space. This exquisite 2-bedroom, 2.5-bathroom, two-story home boasts breathtaking city views and features a spacious and modern layout. The main floor is adorned with engineered wood floors and includes a large front closet and stylish powder room. The layout incorporates a vast great room that seamlessly combines 2 family rooms, kitchen, and dining area. The kitchen is a highlight with its gleaming white rear cabinets, a large dark island with breakfast bar, granite countertops, glissining tile and stainless steel appliances. Conveniently, there is a large laundry room with front-load machines and a sink, along with two in-suite storage rooms. The central dark maple staircase leads to the upper level, where you will find the grand master suite, which includes a private solarium or retreat, a spacious walk-in closet, and a spa-inspired en-suite bath featuring double sinks, a large Caesar stone vanity with ample cabinet space, and a glass shower with rain head. The second bedroom is generously sized with a sizable walk-in closet. The main bath offers a luxurious oversized air tub, a separate shower, and a stylish vanity. A second entry door is located on this floor to access the building hallway. Additional amenities include two underground parking stalls, two large storage units. This pet-friendly condo (for small dogs with prior approval) provides exceptional value and a unique, stylish living experience. Walking distance to 17th avenue, coffee shops, restaurants and plenty of parks. Easy access to transit. Book your showing today!