

**416, 527 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2312574**



**\$444,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 857
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your next chapter in the vibrant heart of Downtown Calgary! This isn't just another condo—it's a one-of-a-kind PENTHOUSE LOFT that perfectly blends modern luxury with urban character. Step inside and be immediately impressed by the 20-foot vaulted ceilings, expansive windows, and sun-soaked south-facing balcony that fill the space with natural light. The open-concept design creates an effortless flow between living, dining, and entertaining areas—anchored by a cozy gas fireplace that sets the tone for Calgary's crisp winter nights. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, and a large eating bar that's perfect for morning coffee or evening wine with friends. Retreat to your primary suite, complete with a custom walk-in closet and a 4-piece ensuite designed for relaxation. The second bedroom offers flexibility for guests, roommates, or an at-home workspace—whatever suits your lifestyle best. But the real showstopper? The spiral staircase leading to your very own private loft and rooftop patio with panoramic downtown skyline views. Whether you envision a creative studio, fitness space, or peaceful retreat under the stars, this loft delivers endless possibilities. Enjoy the convenience of in-suite laundry, a titled parking stall, and underground storage—rare perks in the Beltline. With over 1,100 sq. ft. of thoughtfully designed living space, this penthouse is more than a home—it's an experience. A renovated penthouse suite in the building recently sold for \$550,000, highlighting the strong potential upside and value-add opportunity. For the right buyer, strategic updates and renovations could translate into a significant return on investment while also creating a truly exceptional living space. Don't wait—book

your private showing today and discover the lifestyle you've been dreaming of.