

**SL74, 1520 4 Street SW**  
**Calgary, Alberta**

**MLS # A2313613**



**\$436,444**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2030 (-4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Metal Frame, Metal Siding	<b>Zoning:</b>	Direct Control (1P2007) (
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Quartz Counters, Soaking Tub		

**Inclusions:** None.

COMPLETION OCTOBER 2030 || Unit Images are RENDERINGS & Amenities are RENDERINGS || Welcome to Broadway on 17th, one of Calgary's most exciting new urban developments. This beautifully designed 10th floor one-bedroom residence &mdash; the A7D floor plan &mdash; offers an exceptional opportunity to own in a vibrant, amenity-rich community in the heart of the city. Spanning nearly 600 sq ft of east-facing living space, the A7D is a study in smart design &mdash; a functional layout with no wasted square footage. Step inside and you're greeted by custom built-ins at the entry, providing a polished landing zone for everyday essentials. The home opens into a bright, open-concept living and dining area anchored by a central kitchen island &mdash; a true gathering hub that doubles as workspace, breakfast bar, and entertaining centerpiece. Premium appliances, contemporary architecture, and sophisticated finishes give the space an elevated, inviting feel. The bedroom features a generous walk-in closet with room for a true wardrobe (rare at this size point), and the home includes one titled underground parking stall and a dedicated storage locker. Morning light pours in through the east-facing windows, and every detail has been carefully considered to ensure comfort, style, and everyday practicality. Perfect for first-time buyers, investors, or urban professionals, this home offers flexibility with designer-selected colour palettes and upgrade options to personalize your space. Residents enjoy access to an unmatched collection of resort-style amenities, including a full spa and sauna, fitness studio, co-working spaces, games lounge, arcade, sports simulator, and inviting social lounges. Pet-friendly areas and collaborative workspaces enhance both lifestyle and convenience. Take in breathtaking views from the exclusive Level 46 Fireside Sky

Lounge, featuring a bar, indoor fireplace, and private dining areas overlooking downtown Calgary and the Rocky Mountains. At street level, the vibrant Broadway Plaza offers a curated mix of restaurants, caf&eacute;s, retail shops, daycare, and office spaces &mdash; bringing an energetic, walkable lifestyle right to your doorstep. The tower configuration maximizes sunlight, privacy, and views, allowing residents to fully enjoy their surroundings. Located just minutes from Calgary's top shopping, dining, and entertainment districts, this is an ideal opportunity to secure a stylish and efficient home in a highly sought-after location. Completion anticipated for October 2030. CALL FOR MORE DETAILS AND YOUR PRIVATE PREVIEW. Live above the energy at Broadway on 17th by Vesta Properties.