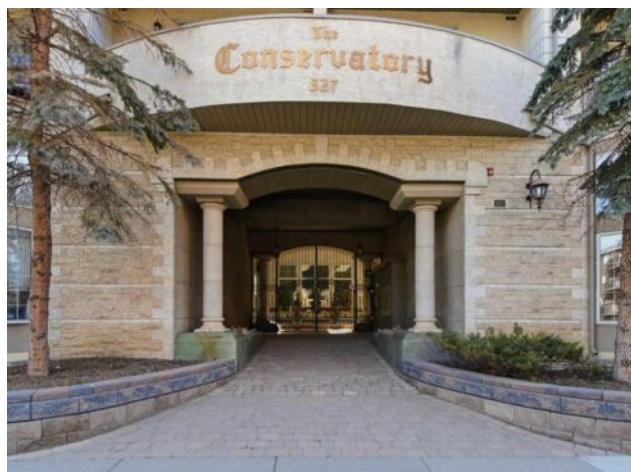


313, 527 15 Avenue SW
Calgary, Alberta

MLS # A2306653



\$334,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV wall mount

This is the one. Set on the 3rd floor of a boutique building right in the heart of Calgary's inner city, this beautifully appointed 2-bedroom, 1 bath corner unit offers a lifestyle that's hard to replicate at this price point. From the moment you step inside, the natural light, the character, and the views tell you something special is happening here. The living room is warm and inviting, anchored by a GAS FIREPLACE and framed by french doors that open directly onto one of the most impressive outdoor spaces you'll find in an urban condo. The CIRCULAR COVERED BALCONY is a genuine showstopper, and overlooking a sweeping DOWNTOWN SKYLINE VIEW that stretches across the city. Whether it's morning coffee, evening grilling, or a lazy Sunday with a book, this outdoor space becomes a true extension of your daily life. The kitchen is functional and sleek, featuring STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, updated grey cabinetry, and a breakfast bar that keeps the space feeling open and connected. The primary bedroom is generously sized and comes with DIRECT ACCESS TO THE BALCONY, a rare and luxurious touch that blurs the line between indoor and outdoor living, while a well-appointed 4-piece bathroom with GRANITE COUNTERTOPS completes the private retreat. The 2nd bedroom is fully separated and large enough to comfortably host a roommate, guests, or work as a home office/creative space, adding tremendous flexibility to this layout. In-suite laundry is located in a large storage room within the unit - use this as your pantry storage (super rare)! An UNDERGROUND PARKING STALL and STORAGE LOCKER are included, giving you the full inner-city lifestyle without the compromise. Sitting on 15th Ave SW, you are steps from the energy of 17TH AVE, one of Calgary's most vibrant corridors, where trendy restaurants,

local cafes, boutique fitness studios, wine bars, and weekend patios are all within walking distance. Transit, cycling paths, and easy access to the core mean a car is optional, not essential. Whether you are a professional, a couple, or an investor, this unit checks every box. Come see it for yourself and book your showing today!