

# \$449,900 - 1, 1304 15 Avenue Sw, Calgary

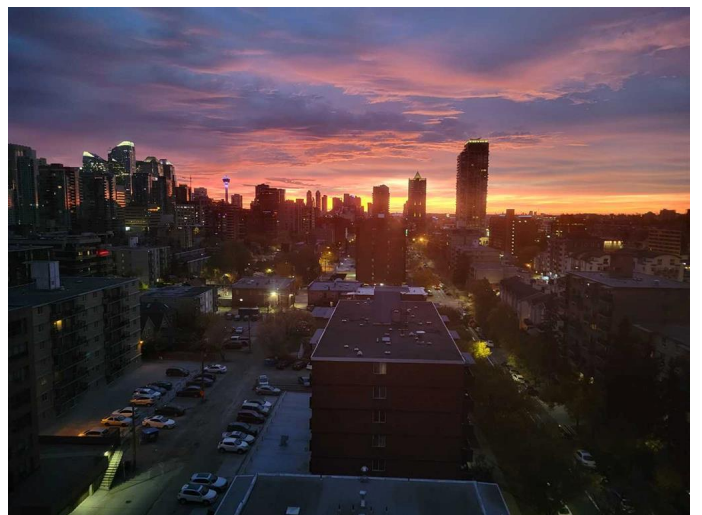
MLS® #A2190002

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,616 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully RENOVATED top-floor PENTHOUSE condo with over 1600 square feet located in the Beltline area with spectacular VIEWS. Offering an ideal blend of modern luxury and functionality, this 2-bedroom, 2-bathroom home features an office space and two private patios – perfect for city living at its finest. Step inside to discover neutral decor, modern design and an open-concept living area bathed in natural light. The large windows showcase breathtaking panoramic views of the Downtown skyline and South exposures. The gourmet kitchen recently updated is a chef's dream, boasting sleek cabinetry, quartz countertops, stainless steel appliances including a new convection oven, copper sink, plus a large spacious island. The wood burning fireplace between the living room and kitchen offers the perfect setting for entertaining guests. The master suite is a private retreat, complete with its own 5 piece ensuite bathroom featuring luxurious finishes and ample closet space for him & her plus more downtown views. A second generously sized bedroom and bathroom provide plenty of room for guests or a growing family. The added office space offers a perfect work-from-home setup or an additional flexible area. With two separate patios, you'll have plenty of outdoor space to enjoy the fresh air and stunning city views. The first patio is easily accessible from the living room area, ideal for entertaining, while the second off the master



bedroom offers a more intimate retreat, perfect for relaxing or enjoying your morning coffee. Located near 17th Ave, this condo is just steps away from dining, shopping, and entertainment, giving you the ultimate urban lifestyle. Central air conditioning, 2 underground parking stalls plus a storage locker are added features. Don't miss the opportunity to make this exceptional property your new home. Contact us for a private showing today!

Built in 1980

### Essential Information

MLS® #	A2190002
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	1, 1304 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X7

### Amenities

Amenities	Elevator(s), Storage
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	13

## Exterior

Exterior Features	Balcony
Lot Description	Other
Construction	Brick

## Additional Information

Date Listed	February 4th, 2025
Days on Market	38
Zoning	CC-MH

## Listing Details

Listing Office	Royal LePage Solutions
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