

# \$414,999 - 112, 527 15 Avenue Sw, Calgary

MLS® #A2212260

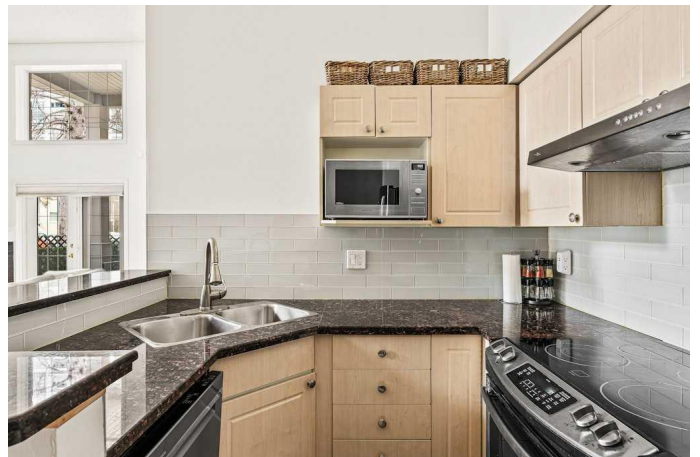
**\$414,999**

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Tucked into the unique Conservatory building in Calgary's vibrant Beltline district, this beautifully designed 2-bedroom, 1.5-bathroom main floor condo offers an elevated lifestyle with a touch of charm and soaring 13' ceilings throughout. The dramatic ceilings and expansive windows create an airy, light-filled ambiance. The centerpiece of your new home is the spacious living room complemented by the cozy character of a dark, dramatic tiled gas fireplace, large double windows, and easy access to the generous 12' x 12' patio that extends your living space. The kitchen strikes the perfect balance of form and function with granite surfaces, stainless steel appliances, and abundant storage. Ideal for shared living or hosting guests, the thoughtfully separated bedrooms ensure maximum privacy. The oversized primary suite offers enough space for a reading nook or vanity, plus a walk-in closet for added convenience. A well-appointed main bath with generous counter space, a sleek powder room, in-suite laundry, underground parking, and additional storage complete this inner-city offering. Beyond your front door, the legendary 17th Avenue Entertainment District awaits-boutique shopping, top-rated restaurants, trendy caf  s, cocktail lounges, and lively nightlife are all within walking distance. While perfectly positioned in the heart of downtown, this home is tucked away just enough to offer a peaceful escape from the city's hustle and bustle. When you're ready to relax, you're also just



minutes from tranquil green spaces like Central Memorial Park and Haultain Park, offering beautifully landscaped areas to unwind, read a book, or enjoy a peaceful walk. Enjoy the energy of the city while still having a quiet retreat to call home.

Built in 2000

### Essential Information

MLS® #	A2212260
Price	\$414,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	796
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	112, 527 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R5

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High
-------------------	--

	Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

## Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	CC-MH

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.