

**111, 310 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2293327**

**\$519,900**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** None

Brand new, modern 2-bedroom, 2-bathroom condo spanning 640 sqft in the highly sought-after development, The Broward. This stunning residence features a private patio and offers a contemporary design with premium finishes in one of the city's most walkable urban communities. This is a rare opportunity to own in a newly released building located just steps from top-tier dining, shopping, transit, and downtown amenities. The open-concept layout is designed for both everyday comfort and sophisticated entertaining, featuring a contemporary kitchen equipped with sleek cabinetry, quartz countertops, stainless-steel appliances, and a center island with additional seating. The primary bedroom serves as a true retreat with a walk-in closet and a 3-piece ensuite, while the second bedroom and gorgeous 4-piece main bathroom provide excellent privacy for guests or a home office. For ultimate convenience, the home includes in-suite laundry, titled underground heated parking, and a dedicated storage unit. Residents enjoy access to exceptional building amenities, including a rooftop terrace with a BBQ area, communal workstations, a putting green, a bocce court, a fitness center, and pet-friendly features. Perfectly situated just steps from 17th Avenue SW and 4th Street, this home places you at the center of the city's best lifestyle offerings. Book your showing today!