

**1, 1304 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2316738**



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 1,470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s)		
<b>Inclusions:</b>	N/A		

This is the kind of space that buyers with discerning taste hope exists at this price point, but rarely find. As an investor you could pay cash and easily keep it filled with people who appreciate it. Welcome to a 2bed/2bath + office/den ~ 1,600 sq ft downtown penthouse with sweeping panoramic views from every large window and a floorplan that expands to the south, east and north sides. You have TWO private balconies to call your own, TWO parking stalls, and vibrant modern renovations that surround you with the feeling of "AHHHH, THIS IS THE LIFE!" Be ready for the VIEWS TO TAKE OVER, you can enjoy the downtown skyline, the Calgary Tower, and open city vistas from nearly every angle. Whether you're starting your morning on the balcony, doing focus work in your private office, entertaining as the city lights come alive, or cooking dinner with the skyline as your backdrop, this home delivers the TRUE PENTHOUSE EXPERIENCE. The kitchen is an absolute standout, the owners spared no expense with the HIGH-END GORGEOUS APPLIANCES including a Brigade Induction Cooktop and cream-coloured GE Cafe; WiFi Oven and Microwave/Oven combination, and after dinner you might just skip the dishwasher so you can use the hammered copper farmstyle sink. A dramatic 6 ft x 6 ft quartz island anchors the kitchen and then flows into the dining and living room sitting areas, configured in a semi-circle. The south and east facing balcony is enjoyed from the corner of this space. Enjoy your central AC IN THE SUMMER & WOOD BURNING FIREPLACE IN THE WINTER. Other features include remote window coverings for all windows, new luxury stylish carpet in 2025 (and professionally cleaned for you), and installation of Telus PureFibre is underway. Both bedrooms are impressively sized, with room for KING-SIZED

FURNITURE plus more! The primary suite features his and hers closets, ample room for a seating area, and has the second east-facing balcony for you to wake up to and say "Hello Sun!". The primary bathroom's design inspires calm and luxury with its dual sinks and extra storage. Tucked in the back of the floorplan is a LARGE PRIVATE OFFICE where you can work or create in peace, and yes you guessed it, it also has an inspiring view to the north side. The second bedroom has plenty of space for a TV room or enjoy a King sized bedroom setup. For those who want to live in the heart of the city without compromising on space, views, parking, or style, this penthouse is a rare find. With two parking stalls - the only unit in the building with this offering - and a walk-everywhere downtown lifestyle just outside your door, this is an exceptional opportunity for professional couples, investors, or mature buyers seeking vibrancy, convenience, and a true penthouse feel. CHECK OUT THE VIEWS AND FLOORPLAN WITH OUR VIRTUAL TOUR. (click the video icon below the 'photos' tab on MLS or the Multimedia > button on Realtor.ca)