# \$324,900 - Ph2, 1304 15 Avenue Sw, Calgary

MLS® #A2260109

## \$324,900

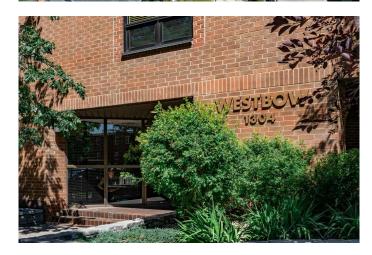
2 Bedroom, 2.00 Bathroom, 1,315 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated downtown living in this expansive 1.315 sq. ft. penthouse, located in a well-maintained concrete and brick building in Calgary's vibrant Beltline. With sweeping city views, modern upgrades, and a highly walkable location, this 2-bedroom, 2-bathroom corner unit offers a rare blend of comfort. functionality, and classic charm. Inside, you will find hardwood flooring and a striking wood-burning fireplace with a marble surround. Oversized windows fill the spacious living and dining areas with natural light, creating a warm and inviting atmosphere. The well-maintained kitchen features generous cabinetry, a built-in wall oven and microwave, and a recently replaced refrigerator. The primary suite offers three closets and a spacious 4-piece ensuite with updated tile. flooring, and modern faucets. The second bedroom is adjacent to a fully renovated 3-piece bathroom with a standing shower, updated finishes, and contemporary fixtures. Enjoy panoramic downtown views from your private balcony. Additional features include a full laundry room, one underground parking stall, and a dedicated storage locker. This pet-friendly, professionally managed building is located just steps from the best of 17th Avenue, restaurants, cafes, shops, parks, and public transit. Penthouse units with this layout, level of care, and character are rarely available. Book your private showing today.







#### **Essential Information**

MLS® # A2260109 Price \$324,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,315
Acres 0.00
Year Built 1980

Type Residential
Sub-Type Apartment
Style Penthouse
Status Active

# **Community Information**

Address Ph2, 1304 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0X7

### **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal, Storage, Trash

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior Features Double Vanity, French Door

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Garburator, Microwave,

Range Hood, Refrigerator, Washer

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

# of Stories 13

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

## **Additional Information**

Date Listed September 25th, 2025

Days on Market 39

Zoning CC-MH

# **Listing Details**

Listing Office eXp Realty

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