

\$449,900 - 108, 527 15 Avenue Sw, Calgary

MLS® #A2111575

\$449,900

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

****OPEN HOUSE SUNDAY MARCH 10 FROM 12-2PM**** Introducing a rare opportunity to own a meticulously renovated two-bedroom, two-bathroom main floor unit within "The Conservatory," an iconic low-rise building nestled in Calgary's vibrant Beltline. Revel in the allure of one of the city's finest courtyards, a hallmark of this esteemed residence. Impeccably redesigned, this property showcases a contemporary kitchen, upgraded bathrooms, and radiant zoned heated tile flooring. Boasting expansive 16-foot vaulted ceilings and abundant windows, the 850-square-foot space is bathed in natural light, offering views of both the serene courtyard and the charming fenced patio on 15th Ave SW. The primary suite features a walk-in closet and a luxuriously appointed 5-piece ensuite with a freestanding soaker tub and steam shower. The second bedroom doubles as a functional office space with a built-in Murphy bed and storage, ideal for remote work or hosting guests. An open-concept layout seamlessly connects the kitchen, complete with a peninsula eating bar, to the inviting living area, adorned with a cozy fireplace. Additional highlights include assigned storage and titled underground parking. Enjoy unparalleled convenience mere steps from the vibrant pulse of the Beltline, renowned for its diverse array of residential, commercial, and recreational offerings. Embrace the eclectic charm of trendy cafes, boutique shops, and cultural hotspots, catering



to the preferences of urban professionals, artists, and families alike. Experience the dynamic nightlife scene, with lively bars and live music venues, alongside tranquil green spaces like Central Memorial Park and Haultain Park, perfect for relaxation and social gatherings. Discover the epitome of Calgary's progressive ethos and cosmopolitan lifestyle in the heart of the Beltline community.

Built in 2000

Essential Information

MLS® #	A2111575
Price	\$449,900
Sold Price	\$447,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	108, 527 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Rubber
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 22nd, 2024
Days on Market	21
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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