

# \$523,000 - 416, 527 15 Avenue Sw, Calgary

MLS® #A2267486

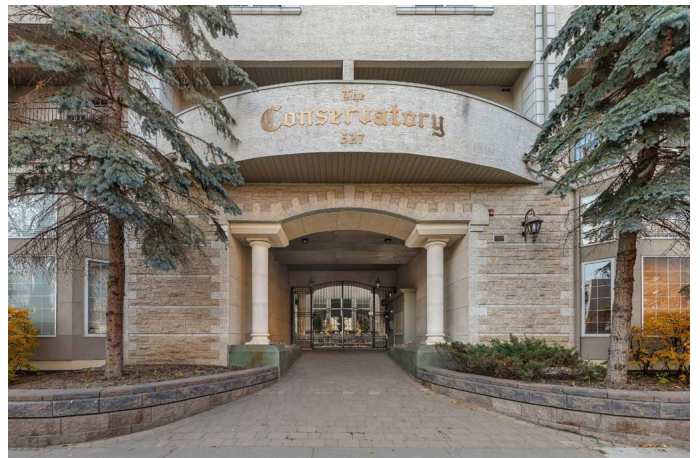
**\$523,000**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your next chapter in the vibrant heart of Downtown Calgary! This isn't just another condo—it's a one-of-a-kind PENTHOUSE LOFT that perfectly blends modern luxury with urban character. Step inside and be immediately impressed by the 20-foot vaulted ceilings, expansive windows, and sun-soaked south-facing balcony that fill the space with natural light. The open-concept design creates an effortless flow between living, dining, and entertaining areas—anchored by a cozy gas fireplace that sets the tone for Calgary's crisp winter nights. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, and a large eating bar that's perfect for morning coffee or evening wine with friends. Retreat to your primary suite, complete with a custom walk-in closet and a 4-piece ensuite designed for relaxation. The second bedroom offers flexibility for guests, roommates, or an at-home workspace—whatever suits your lifestyle best. But the real showstopper? The spiral staircase leading to your very own private loft and rooftop patio with panoramic downtown skyline views. Whether you envision a creative studio, fitness space, or peaceful retreat under the stars, this loft delivers endless possibilities. Enjoy the convenience of in-suite laundry, a titled parking stall, and underground storage—rare perks in the Beltline. With over 1,100 sq. ft. of thoughtfully designed living space, this penthouse is more than a



homeâ€™itâ€™s an experience. Donâ€™t waitâ€™book your private showing today and discover the lifestyle youâ€™ve been dreaming of.

Built in 2001

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2267486         |
| Price          | \$523,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,176            |
| Acres          | 0.00             |
| Year Built     | 2001             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 416, 527 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1R5               |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Range Hood,                                        |

|                 |                                              |
|-----------------|----------------------------------------------|
|                 | Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | In Floor                                     |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Gas                                          |
| # of Stories    | 4                                            |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Garden |
| Roof              | Rubber                                   |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 22                 |
| Zoning         | CC-MH              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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