



## 1304 15 Avenue Calgary Alberta

\$449,900

Welcome to this beautifully RENOVATED top-floor PENTHOUSE condo with over 1600 square feet located in the Beltline area with spectacular VIEWS. Offering an ideal blend of modern luxury and functionality, this 2-bedroom, 2-bathroom home features an office space and two private patios -- perfect for city living at its finest. Step inside to discover neutral decor, modern design and an open-concept living area bathed in natural light. The large windows showcase breathtaking panoramic views of the Downtown skyline and South exposures. The gourmet kitchen recently updated is a chef's dream, boasting sleek cabinetry, quartz countertops, stainless steel appliances including a new convection oven, copper sink, plus a large spacious island. The wood burning fireplace between the living room and kitchen offers the perfect setting for entertaining guests. The master suite is a private retreat, complete with its own 5 piece ensuite bathroom featuring luxurious finishes and ample closet space for him & her plus more downtown views. A second generously sized bedroom and bathroom provide plenty of room for guests or a growing family. The added office space offers a perfect work-from-home setup or an additional flexible area. With two separate patios, you'll have plenty of outdoor space to enjoy the fresh air and stunning city views. The first patio is easily accessible from the living room area, ideal for entertaining, while the second off the master bedroom offers a more intimate retreat, perfect for relaxing or enjoying your morning coffee. Located near 17th Ave, this condo is just steps away from dining, shopping, and entertainment, giving you the ultimate urban lifestyle. Central air conditioning, 2 underground parking stalls plus a storage locker are added features. Don't miss the opportunity to make this exceptional property your new home. Contact us for a private showing ...

Primary Bedroom 16.17 Ft x 16.17 Ft

Bedroom 12.92 Ft x 14.25 Ft

Office 11.58 Ft x 8.17 Ft

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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