



# 1304 15 Avenue Calgary Alberta

\$314,800

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. (id:6769)

3pc Bathroom 5.08 Ft x 8.50 Ft

4pc Bathroom 7.92 Ft x 18.75 Ft

Primary Bedroom 14.25 Ft x 18.25 Ft

Dining room 13.00 Ft x 15.08 Ft

Foyer 12.33 Ft x 6.92 Ft

Kitchen 12.67 Ft x 11.33 Ft

Laundry room 7.33 Ft x 7.33 Ft

Living room 19.33 Ft x 24.17 Ft

Bedroom 11.17 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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