



GRASSROOTS
REALTY GROUP

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111, 310 15 Avenue SW
Calgary, Alberta

MLS # A2293327

\$519,900



| | | | |
|------------------|--|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 641 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 329 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Quartz Counters | | |

Inclusions: None

Brand new, modern 2-bedroom, 2-bathroom condo spanning 640 sqft in the highly sought-after development, The Broward. This stunning residence features a private patio and offers a contemporary design with premium finishes in one of the city's most walkable urban communities. This is a rare opportunity to own in a newly released building located just steps from top-tier dining, shopping, transit, and downtown amenities. The open-concept layout is designed for both everyday comfort and sophisticated entertaining, featuring a contemporary kitchen equipped with sleek cabinetry, quartz countertops, stainless-steel appliances, and a center island with additional seating. The primary bedroom serves as a true retreat with a walk-in closet and a 3-piece ensuite, while the second bedroom and gorgeous 4-piece main bathroom provide excellent privacy for guests or a home office. For ultimate convenience, the home includes in-suite laundry, titled underground heated parking, and a dedicated storage unit. Residents enjoy access to exceptional building amenities, including a rooftop terrace with a BBQ area, communal workstations, a putting green, a bocce court, a fitness center, and pet-friendly features. Perfectly situated just steps from 17th Avenue SW and 4th Street, this home places you at the center of the city's best lifestyle offerings. Book your showing today!