



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

217, 310 15 Avenue SW  
Calgary, Alberta

MLS # A2293648



**\$556,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** na

Introducing the Broward by Truman in the heart of Calgary's Beltline. This modern 2-bedroom, 2-bathroom residence with private balcony offers contemporary design, premium finishes, and access to exceptional resident amenities in one of the city's most walkable urban communities. A rare opportunity to own in a newly released building steps from top dining, shopping, transit, and downtown amenities. Featuring an open-concept layout with premium finishes, the home is designed for both everyday comfort and entertaining. The contemporary kitchen is equipped with sleek cabinetry, quartz countertops, and stainless-steel appliances, while spacious bedrooms and two stylish bathrooms provide comfort and privacy. A private balcony extends the living space outdoors. Residents enjoy access to exceptional amenities, including a rooftop terrace with BBQ area, putting green, bocce court, dog run, fitness centre, and pet-friendly features. Located just steps from 17th Avenue SW, 4th Street, transit, dining, shopping, and downtown amenities. Live Better. Live Truman.