



GRASSROOTS
REALTY GROUP

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406, 527 15 Avenue SW
Calgary, Alberta

MLS # A2323749



\$529,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,205 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,078
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: NA

Welcome to The Conservatory, a stunning top-floor corner penthouse in the heart of the Beltline featuring two impressive private outdoor spaces, including a massive 542 sq. ft. rooftop patio, plus two titled underground side-by-side parking stalls. This unique two-bedroom, two-bathroom home offers an impressive open-concept layout with soaring 18 ft. ceilings, expansive windows, custom blinds, and a dramatic spiral staircase leading to the loft and rooftop patio. The bright main living area features a corner gas fireplace, newer engineered hardwood floors, and access to a large southwest-facing balcony overlooking vibrant 17th Avenue. With French doors connecting both the living space and primary bedroom, this balcony creates a beautiful outdoor extension of the home and the perfect setting for evening dinners, morning coffee, or taking in the energy of the city. The modern kitchen is designed for entertaining with granite countertops, stainless steel appliances, maple cabinetry, and a convenient breakfast bar. The loft provides the perfect flex space for a home office, reading area, or lounge, while the rooftop patio offers an incredible outdoor retreat complete with outdoor speakers, a gas BBQ hookup, and plenty of room to relax or host guests. Additional features include ensuite laundry, generous storage, and heated underground parking. The Conservatory is secured by beautiful iron gates leading into a peaceful enclosed courtyard with gardens, park benches, a pergola, and water fountains. Steps from 17th Avenue shops, restaurants, transit, and just a short walk to downtown, this professionally measured penthouse offers an exceptional inner-city lifestyle.