

**223, 527 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2164512**



**\$359,880**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** All window coverings, all light fixtures, refrigerator, dishwasher, electric range, microwave, washer, dryer.

Welcome to this stylish two-bedroom unit in The Conservatory, which is perfectly situated in the desirable community of Beltline. A spacious entryway highlights luxury vinyl plank flooring and opens to a spacious floor plan. Enjoy movie nights in a cozy family room, complete with a gas fireplace for those chilly evenings. The kitchen boasts stainless steel appliances, upgraded cabinets, plenty of counter space, plus a large storage room. There is ample space for a dining table, or you can choose to have your meals at the convenient breakfast bar. Walk out the french doors onto your private balcony, the perfect spot for morning coffee. The upper floor features two spacious bedrooms, in-suite laundry and a beautifully renovated bathroom. Discover The Conservatory's charming courtyard with a fountain and gazebo - ideal for leisurely summer days. Located a few steps from 17th Avenue, you're just a short walk from the best shops, restaurants and amenities Calgary offers, all within walking distance of Mission and the downtown core. With a heated underground parking stall, you can leave the car behind and explore the neighborhood on foot. Experience exceptional value in a very well-run complex in the heart of Calgary!