

# \$325,000 - 202, 527 15 Avenue Sw, Calgary

MLS® #A2251907

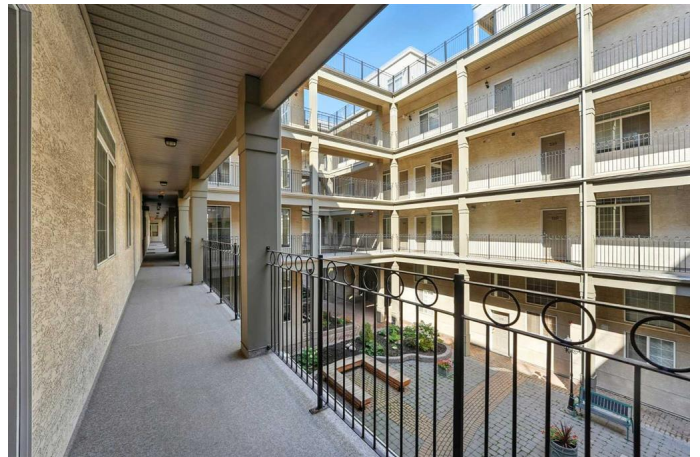
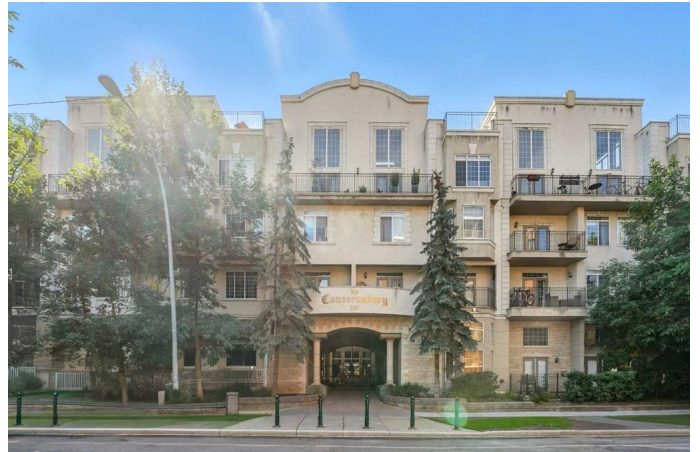
**\$325,000**

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Conservatory, a prestigious gated complex that blends timeless architecture with modern convenience in the heart of Calgary's Beltline. A serene courtyard with brick pathways, lush greenery and cascading fountains creates a tranquil setting just steps from downtown energy. This stylish home opens from the breezeway to a private entrance, offering an inviting layout perfectly suited for urban professionals and first-time buyers. Inside, soaring 9-foot ceilings and gleaming laminate floors create a bright, open atmosphere designed for easy living. The kitchen inspires culinary creativity with ample cabinet and counter space plus a large island ideal for casual gatherings. An adjacent living room with gas fireplace invites relaxation, while French doors extend the living space outdoors to a private balcony that encourages a seamless indoor/outdoor lifestyle. The primary bedroom is spacious with an oversized window that fills the room with natural light, while the four-piece bathroom separates the bedrooms for added privacy. A second bedroom adds versatility as a guest space, office, hobby space or home gym. In-suite laundry, underground heated parking and abundant storage further enhance daily ease. This quiet treelined street offers a peaceful retreat while keeping you connected to everything. Walk to Uptown 17th's dining, shopping and nightlife, stroll to the Stampede grounds and MNP Sports Centre or commute easily with the nearby LRT station



and downtown core within reach. Offering a blend of character, convenience and community, this bright and inviting condo is the ideal for those seeking both vibrancy and comfort.

Built in 2000

### **Essential Information**

MLS® #	A2251907
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 527 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R5

### **Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Courtyard, Garden
Lot Description	Garden, Landscaped, Treed
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 27th, 2025
Days on Market	1
Zoning	CC-MH

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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