1002 1140 15 Avenue SW

Calgary | Active | MLS® A2353435

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**1979**	**1,168 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Discover downtown living at its absolute finest in this stunning, loft-style penthouse condo! Spanning two levels, this exceptional 1-bedroom, 1.5-bathroom home delivers a rare blend of character and modern convenience that newer high-rises simply cannot match. Major upgrades such as the kitchen and bathrooms already complete. The main floor welcomes you with soaring vaulted ceilings, a cozy wood-burning fireplace, and expansive windows that flood the open living area with natural light. Enjoy a well-equipped kitchen with updated appliances, a large bedroom with double closets, a full bath, and a private balcony framing magnificent, unobstructed city views-the ultimate spot to unwind with your morning coffee or evening sunsets. Up the charming spiral staircase, a versatile flex area perfect for a home office, reading corner, or creative studio. There is a second exit to the hallway with elevator access. Easily create a master retreat by framing a wall and turning the large half bath into an ensuite while still leaving plenty of room on the second level. Nestled in a quiet, exceptionally maintained, and pet-friendly building that backs right onto a dog park, this property includes a secure underground parking stall, a personal storage locker, and building sauna access. Whether you are stepping into the market as a first-time buyer, seeking a smart investment, or looking to embrace vibrant inner-city living, this home has it all. Steps away from the very best of the Beltline-including trendy 17th Ave, vibrant local cafés, boutique shopping, parks, and transit-this is an opportunity you don't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353435
Bedrooms	1
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Penthouse

Total Living Area:	1,168 sq. ft.
Main Level Finished Area:	712 sq. ft.
Upper Level Finished Area:	456 sq. ft.
Condo Fee:	$880.96
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	1
Stories Total:	10
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	1
Year built:	1979 (Age: 47)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8011408
Heating:	Baseboard, Boiler
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Hamstead Estates
Community:	Beltline
Amenities:	Elevator(s), Parking, Sauna
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'5" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MHX
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1002-1140-15-avenue-sw-calgary-a2353435/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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