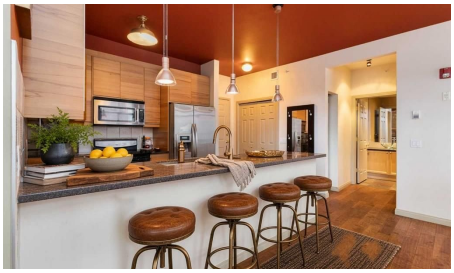
406 527 15 Avenue SW

Calgary | Active | MLS® A2323749

$529,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,205 sq. ft.**

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Listed by 2% Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323749
Bedrooms	2
Bathrooms	2
Year Built	2000
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-Multi Level Unit
Total Living Area:	1,205 sq. ft.
Main Level Finished Area:	991 sq. ft.
Upper Level Finished Area:	214 sq. ft.
Condo Fee:	$1,077.74
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0011088
Heating:	In Floor

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Rubber
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Conservatory
Community:	Beltline
Amenities:	Community Gardens
Appliances:	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Inclusions:	NA
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 20'5" × 12'11" ·
Main Floor	Dining Room · 16'1" × 13'8" ·
Main Floor	Kitchen · 9'5" × 7'11" ·

Main Floor	Bedroom - Primary · 15'3" × 14' ·
Main Floor	Bedroom · 12'2" × 10'7" ·
Main Floor	Laundry · 7'2" × 5'10" ·
Upper Level	Loft · 16'3" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s)
Interior Features:	High Ceilings, Kitchen Island, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Patio, Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-527-15-avenue-sw-calgary-a2323749/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.