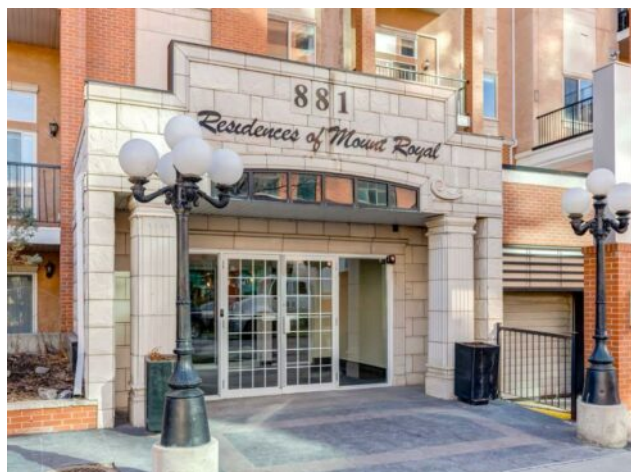


**303, 881 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2198634**



**\$419,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 912 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 731 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | CC-COR |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Get ready to live your best life in the heart of Calgary! This stunning 2-bedroom, 2-bathroom condominium borders the vibrant Beltline and Mount Royal, offering the perfect balance of city convenience and modern comfort. This north-facing unit provides soft, diffused natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living area features soaring 11ft ceilings, a cozy gas fireplace, and designer lighting, making it the ideal space for entertaining. The brand-new kitchen is gorgeous, complete with stainless steel appliances, a farmhouse sink, a classic subway tile backsplash, and stylish track lighting. A neutral, warm colour palette ties the space together beautifully, offering a sophisticated yet comfortable ambiance. The two generously sized bedrooms include ample storage, with one featuring a walk-in closet. The brand-new bathrooms are thoughtfully designed with contemporary fixtures, offering both style and functionality. Additional conveniences include in-suite laundry, a gas BBQ hookup, and secure underground titled parking, plus a bicycle room and extra storage space. Located in a walker's paradise, residents are just steps from the +15 skywalk, trendy restaurants, shops, and entertainment, including the popular 17th Avenue shopping and dining district. This property is an excellent opportunity for first-time buyers or investors alike. Condo fees include all utilities except electricity. Contact us today to arrange a private showing and see why this is the perfect place to call home!