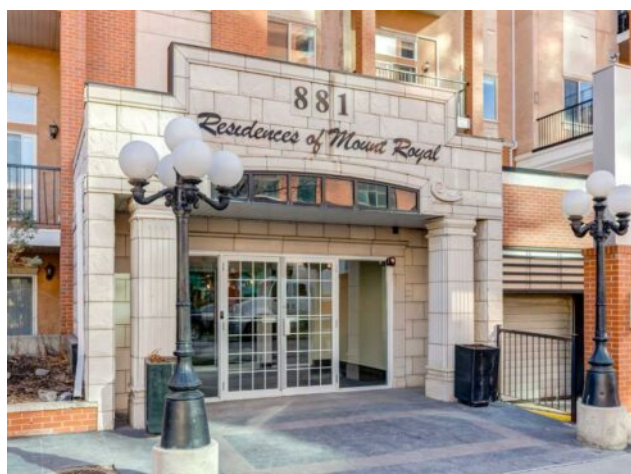


303, 881 15 Avenue SW  
Calgary, Alberta

MLS # A2198634



**\$419,900**

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

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 731
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	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!