# \$419,900 - 303, 881 15 Avenue Sw, Calgary

MLS® #A2198634

#### \$419,900

2 Bedroom, 2.00 Bathroom, 912 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

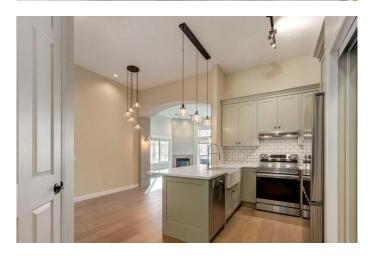
This north-facing unit provides soft, diffused natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living area features soaring 11ft ceilings, a cozy gas fireplace, and designer lighting, making it the ideal space for entertaining. The brand-new kitchen is gorgeous, 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!

Built in 2001

Year Built

#### **Essential Information**

MLS® # A2198634 Price \$419,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 912
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 303, 881 15 Avenue Sw

2001

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1R8

#### **Amenities**

Amenities Elevator(s), Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Secured, Titled, Underground

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz

Counters, Walk-In Closet(s), Track Lighting

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Brick Facing

# of Stories 5

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Stone, Stucco, Wood Frame

#### **Additional Information**

Date Listed March 5th, 2025

Days on Market 48

Zoning CC-COR

### **Listing Details**

Listing Office eXp Realty

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