

# \$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

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198634          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 912               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 303, 881 15 Avenue Sw |
| 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        | Titled, Underground, Secured                         |
| # 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           | Natural Gas, Baseboard, Hot Water                                                                                   |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Brick Facing, Gas, Living Room                                                                                      |
| # of Stories      | 5                                                                                                                   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line            |
| Construction      | Brick, Stone, Wood Frame, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 58              |
| Zoning         | CC-COR          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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