

404, 881 15 Avenue SW  
 Calgary, Alberta

MLS # A2265064



**\$449,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 947 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                                    | <b>Condo Fee:</b> | \$ 840 |
| <b>Basement:</b>   | -                                                                                                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame                                                                                                                                     | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                                                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Dry Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a                                                                                                                                                                  |                   |        |

Experience sophisticated urban living in this beautifully upgraded 2-bedroom, 2-bathroom executive condo, ideally located with direct +15 access to GoodLife Fitness, London Drugs, top restaurants, and just steps from the boutiques and nightlife of 17th Avenue. Enjoy a highly walkable lifestyle with easy access to downtown and the Bow River Pathway system. This light-filled, modern residence features designer lighting, expansive windows, and an open-concept layout. The chef-inspired kitchen boasts a sleek peninsula island with eating bar, premium stainless steel appliances, classic subway tile backsplash, and timeless white cabinetry. An elegant dining area flows into the spacious living room, complete with a stylish fireplace and breathtaking panoramic city views. Step onto the covered balcony to enjoy morning coffee or evening sunsets year-round. The primary suite offers a luxurious retreat with a full private ensuite, while the second bedroom and full guest bath provide comfort and flexibility. Additional features include in-suite laundry, secure underground parking, and ample storage. Perfect for professionals or those seeking an upscale urban sanctuary—this home offers the ultimate in downtown luxury living.