

# \$435,000 - 303, 881 15 Avenue Sw, Calgary

MLS® #A2198634

**\$435,000**

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	\$435,000
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	Secured, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, 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	Gas, Brick Facing, Living Room
# 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	28
Zoning	CC-COR

## Listing Details

Listing Office	eXp Realty
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