

# \$342,500 - 401, 881 15 Avenue Sw, Calgary

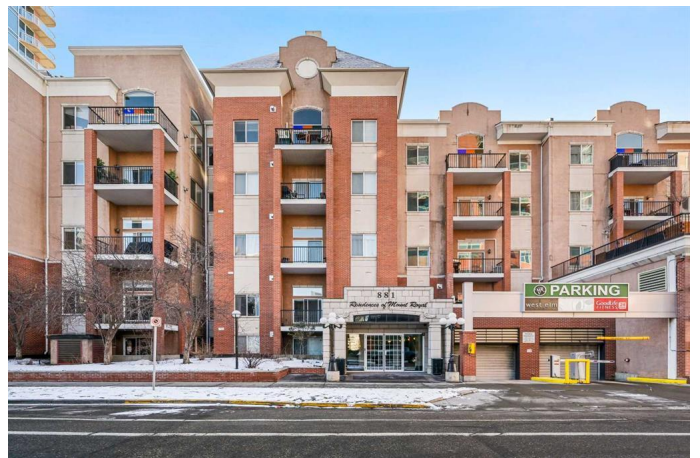
MLS® #A2201301

**\$342,500**

2 Bedroom, 2.00 Bathroom, 831 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully updated 2 bedroom, 2 bath condo located in the upscale Residences of Mount Royal in Calgary's vibrant Beltline community. This bright and modern condominium has recently been refreshed with new paint and new flooring throughout. This North facing unit is flooded with natural light. The elegant arched entryway leads to the living room, with a gas fireplace and patio doors that perfectly frame the downtown landscape. The ceilings are complemented with elegant crown moulding. The open-concept kitchen is stylishly appointed with maple cabinetry, granite countertops, and a convenient breakfast bar. The primary bedroom features a walk-through closet leading to a private 4 pc ensuite bathroom, while the versatile second bedroom is perfect for guests or can be used as a convenient home office. Additional highlights include a second 4 pc bath, convenient in-suite laundry, underground heated titled parking, separate storage locker, and ground-level visitor parking. This is a pet-friendly building for dogs and cats - approval required. Enjoy the convenience and excitement of inner-city living with direct access to Mount Royal Village via the attached +15 walkway, connecting you seamlessly to upscale shopping, restaurants, entertainment, amenities, and GoodLife Fitness. Just steps away, explore the trendy cafes, gourmet restaurants, shops, and vibrant atmosphere of 17th Avenue SW. Furthermore, this prime



location provides quick and easy access to Urban Fare, Canadian Tire, Shoppers Drug Mart, Co-op, Safeway, and the C-Train station within Calgary's Free Fare Zone. You will want to jump on this opportunity for exceptional city living in one of Calgary's most sought-after neighborhoods!

Built in 2000

### **Essential Information**

MLS® #	A2201301
Price	\$342,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 881 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1R8

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### **Exterior**

Exterior Features	None
Construction	Wood Frame

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	25
Zoning	CC-COR

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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