



**404, 881 15 Avenue SW
Calgary, Alberta**

MLS # A2265064

\$449,900



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