



GRASSROOTS
REALTY GROUP

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404, 881 15 Avenue SW
Calgary, Alberta

MLS # A2265064



\$449,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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.