



207, 881 15 Avenue SW  
Calgary, Alberta

MLS # A2296623



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2001 (25 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, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 776
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

This fully renovated two-bedroom, two-bathroom condo in the Residences of Mount Royal offers turnkey living in the heart of the Beltline. Following a top-to-bottom \$100,000 RENOVATION, the home feels entirely new with fresh finishes, upgraded details, and a reimagined interior layout. 11 FT CEILINGS and SOUTH FACING WINDOWS fill the open-concept space with natural light, while the BRAND NEW KITCHEN features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, CUSTOM CABINETRY, MODERN LIGHTING, a GARBURATOR, and FILTERED WATER. Both bathrooms have been completely updated, including a stylish three-piece main bath and a refreshed FOUR-PIECE ENSUITE off the primary bedroom, which also includes a generous WALK-IN CLOSET. Additional comforts include AIR CONDITIONING, a natural GAS FIREPLACE, POWER BLINDS, a Murphy bed, IN-SUITE LAUNDRY, a GARBAGE CHUTE, a bicycle room, a titled UNDERGROUND PARKING STALL, w/ STORAGE, and a BBQ GAS LINE HOOKUP on the oversized balcony. Directly connected to the +15 NETWORK, you're steps from Save-On-Foods, Canadian Tire, Shoppers Drug Mart, Analog Coffee, GoodLife Fitness, West Elm, the new Lululemon on 17th, Fork & Greens, Tim Hortons, Browns Social House, and more. Condo fees include all utilities except electricity. Move-in ready and impeccably finished—book your showing today.