



406, 881 15 Avenue SW
Calgary, Alberta

MLS # A2183224



\$375,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	952 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 767
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: N/A

This well-maintained corner unit exudes pride of ownership and offers a fantastic floor plan. Upon entry, you'll find a spacious foyer with two double-sliding door closets for ample storage. The open-concept design features brand new carpet throughout, high ceilings and oversized windows, creating a bright, airy atmosphere. The kitchen is equipped with granite countertops, a raised breakfast bar, a sleek black appliance set, and abundant cabinet and counter space. The large dining area is positioned separate from the expansive living room, which boasts a wall of windows, a cozy corner gas fireplace with a mantle, and sliding glass doors that open to a balcony with views of the Beltline. The generous master bedroom includes a sizable walk-in closet and a 4-piece ensuite. The second bedroom is spacious and offers a deep closet for additional storage. This unit also includes a laundry and storage room, as well as titled parking. Live the ultimate urban lifestyle in the Beltline, with easy access to work, shopping, dining, and plenty of street and parkade parking for guests. Repairs including new carpet and paint are being completed via insurance in the common areas.