



**GRASSROOTS**  
REALTY GROUP

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205, 881 15 Avenue SW  
Calgary, Alberta

MLS # A2212174



**\$339,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Walk-In Closet(s)		

Inclusions: NA

Welcome to the Residences of Mount Royal in the heart of the desirable Beltline district! The refined curb appeal of this boutique executive condo complex pairs with tasteful stylish interiors in this spacious 2-bedroom, 2-bathroom condo with soaring 11-foot ceilings! This bright, open-concept unit features crown moulding, an abundance of natural light and perfectly positions the 2 bedrooms on opposite sides of the unit, has convenient in-suite laundry and a large entry closet with sliding mirror doors. The functional kitchen offers tasteful stainless steel and black appliances, maple cabinetry with under-mount lighting, and granite counters that include a breakfast bar. The adjacent living and dining spaces are made cozy by a gas fireplace and lead you onto a covered balcony that boasts a gas line for your BBQ. The primary suite offers a spacious walk-through closet to the convenient ensuite bath. The second bedroom offers an opportunity for a roommate or a spacious office area. A separate storage locker joined with your titled underground parking (plus plenty of visitor parking and oversized hallways perfect for moving in!) comes paired with a complex that's pet friendly (board approval required). Located in an incredible location, just minutes from 17 Avenue and the boutique shops, and award-winning restaurants of the Entertainment District and Downtown. Located in the heart of Beltline, this apartment offers convenient access to various amenities such as Mount-Royal Village Goodlife and Shops through the attached walkway, making it an ideal choice for those who value urban living. Do not miss your chance to own this nice home!