

# \$449,900 - 404, 881 15 Avenue Sw, Calgary

MLS® #A2265064

**\$449,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

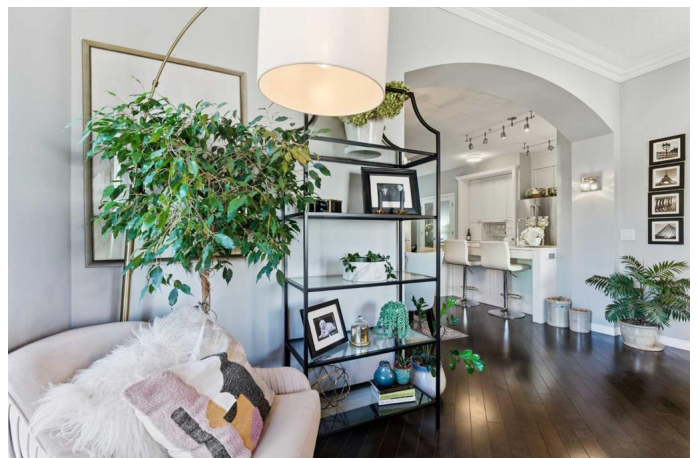
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2001

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2265064          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 947               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 404, 881 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1R8               |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking, Storage |
| Parking Spaces | 1                                            |
| Parking        | Underground                                  |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bookcases, Chandelier, Crown Molding, Dry Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Window Coverings                                       |
| Heating           | Baseboard, Natural Gas                                                                                                                                               |
| Cooling           | Wall Unit(s)                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                             |
| # of Stories      | 5                                                                                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage   |
| Construction      | Stone, Stucco, Wood Frame, Brick |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 14                 |
| Zoning         | CC-MH              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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