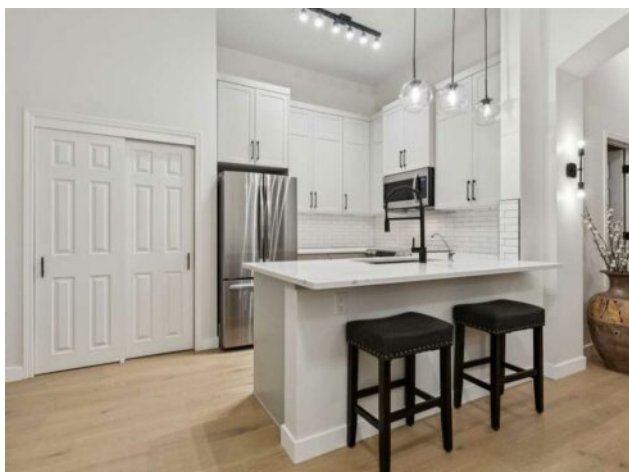


207, 881 15 Avenue SW
Calgary, Alberta

MLS # A2273858



\$400,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 795
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	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, an EXTRA STALL, a storage cage, 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.