

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

MLS® #A2265064

**\$449,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

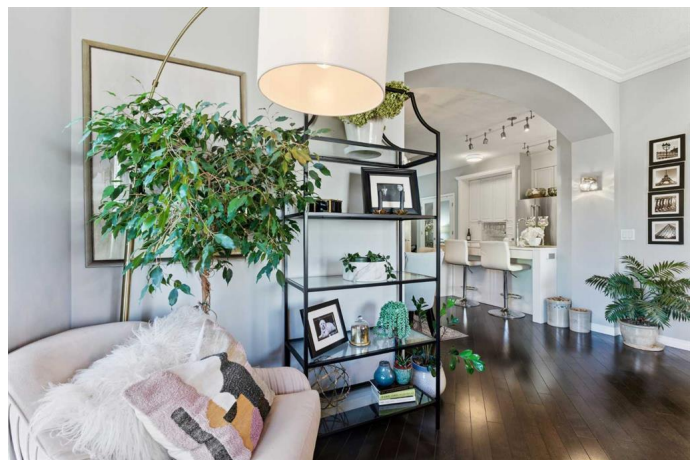
Residential on 0.00 Acres

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), Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Underground                                  |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Dry Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Window Coverings, Wall/Window Air Conditioner                                       |
| 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      | Brick, Stone, Stucco, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | CC-MH              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.