



**881 15 Avenue #203, Calgary T2R 1R8**

MLS® #: **A2191641** Area: **Beltline** Listing **02/13/25** List Price: **\$360,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2001** Abv Sqft: **910**  
Lot Information Low Sqft:  
 Lot Sz Ar: Ttl Sqft: **910**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage, Parkade, Titled**

Utilities and Features

Roof:  
 Heating: **Baseboard, Hot Water, Natural Gas** Construction: **Brick, Stone, Stucco, Wood Frame**  
 Sewer:  
 Ext Feat: **None** Flooring: **Carpet, Laminate, Tile**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`8" x 5`5"	Kitchen	Main	10`0" x 8`4"
Dining Room	Main	10`6" x 9`6"	Living Room	Main	15`4" x 11`8"
Bedroom - Primary	Main	16`0" x 10`10"	4pc Ensuite bath	Main	9`4" x 5`4"
Bedroom	Main	11`2" x 9`4"	4pc Bathroom	Main	8`0" x 4`11"
Laundry	Main	5`6" x 5`2"			

Legal/Tax/Financial

Condo Fee: **\$731** Title: **Fee Simple** Zoning: **CC-MH**  
 Fee Freq: **Monthly**

Legal Desc:

0113054

Remarks

Pub Rmks:

**2 BEDROOMS | 2 BATHROOMS | 910 SQFT | 14 FT CEILINGS | TITLED PARKING | FRESHLY PAINTED | Welcome to this bright and airy suite offering 14 foot ceilings with crown molding facing a quiet tree lined street. Enjoy the open concept living featuring large windows, a sliding door opening onto a private balcony surrounded by mature trees and gas fireplace for those cozy winter nights. The suite features perfectly situated bedrooms on opposite sides of the living space, each with their own full bathroom. The spacious master bedroom includes plenty of space for relaxing and a 4-piece ensuite washroom and walk-in closet. The kitchen is conveniently located just off the dining room and perfect for entertaining with granite counter tops, a convenient breakfast bar and plenty of cabinets. Enjoy the in-suite laundry, titled underground parking with storage locker in front of the stall and amenities of the building including bicycle storage and visitor parking. You can't beat the location of this building with the +15 attaching to Good Life, shopping and restaurants on 17th Avenue just steps away, groceries just a few blocks away and the downtown core just a 10 minute walk away. Book your showing today!**

Inclusions:

**Wall Air Conditioner (AS-IS)**

Property Listed By:

**RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







