



511, 881 15 Avenue SW  
Calgary, Alberta

MLS # A2297897



**\$474,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 960
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Welcome to elevated penthouse living in one of Calgary's most walkable and vibrant neighbourhoods. Perched above the Beltline, this extensively renovated 1,183 sq ft residence offers the perfect blend of luxury, light, and lifestyle. From the moment you step inside, soaring 16' ceilings and a dramatic lofted design create an airy, open feel rarely found in condo living. The space is both functional and refined, with over \$100,000 in upgrades including new flooring, windows, custom cabinetry, and a beautifully updated kitchen anchored by granite countertops. The primary suite is a true retreat, complete with a walk-in closet and private ensuite, while the second bedroom and loft offer flexibility for guests, a home office, or creative space. Enjoy titled underground parking, storage, in-suite laundry, and the option for an additional stall. With direct +15 access to Mount Royal Village and GoodLife Fitness, plus countless shops and restaurants just outside your door, this is inner-city living at its finest. Opportunities like this don't last - Book your showing today!