

**411, 881 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2230791**



**\$415,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 724
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Residences of Mount Royal – The Pinnacle of Urban Living. This exceptional unit offers the perfect blend of sophistication and comfort, making it an ideal retreat for those seeking the best in city living. The open-concept layout is thoughtfully designed to maximize space, with a kitchen that's perfect for both daily living and entertaining guests. The spacious dining area provides an inviting setting for your meals, while the living room boasts a stunning gas fireplace, adding a touch of warmth and elegance. Large patio doors lead out to your expansive private patio, offering a seamless transition between indoor and outdoor spaces. The master bedroom is generously sized and includes a luxurious 4-piece ensuite, providing a serene space for relaxation. The second bedroom is equally spacious, ensuring comfort for family or guests. But what truly sets this unit apart is its remarkable outdoor space. The private deck, spanning over 1,100 square feet, is an entertainer's dream. Imagine the possibilities: a large dining area, comfortable lounge seating, raised garden beds, or any number of custom touches to create your personal urban oasis. This unique feature offers unparalleled outdoor living in the heart of the city. Additional perks include a titled underground parking stall and proximity to a wealth of amenities, putting convenience at your doorstep. Don't miss the chance to make this stunning unit your home.