



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**901 10 Avenue #2805, Calgary T2R0B5**

MLS® #: **A2075070**

Area: **Beltline**

Listing Date: **08/23/23**

List Price: **\$370,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **575**  
Low Sqft:  
Ttl Sqft: **575**

DOM

**270**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Barbecue,Courtyard,Other**  
Construction: **Concrete**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:  
Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`6" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 9`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`4" x 5`4"</b>
<b>Den</b>	<b>Main</b>	<b>7`6" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>11`1" x 5`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>16`5" x 5`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$463**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-X**

Legal Desc: **1610980**

Remarks

Pub Rmks: **Enjoy views of the Bow River from the 28th floor in the Beltline. This beautiful one bedroom plus den has it all. Open plan with lovely white kitchen with all appliances, unit has central air and underground parking spot. This building is well known for it's many amenities which include - rooftop hot tub, infrared sauna, gym, bike storage room, beautiful sitting area with gas fire pit, outdoor terrace on the 3rd floor, as well as guest suites available. Building also has security and concierge on site.**

Inclusions: **kitchen table & wardrobe**  
Property Listed By: **GIL PROPERTY MANAGEMENT AND SALES LTD.**

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





