



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1330 15 Avenue #408, Calgary T3C 3N7**

MLS®#: **A2111156**

Area: **Beltline**

Listing Date: **02/29/24**

List Price: **\$238,000**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 09-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **564**  
Low Sqft:  
Ttl Sqft: **564**

DOM

**80**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Parkade,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Elevator,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 6`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$397**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-COR**

Legal Desc:	9610377	Monthly	Remarks
Pub Rmks:	<b>RENOVATED 1 bedroom condo COMPLETE WITH IN-SUITE LAUNDRY AND SECURED UNDERGROUND PARKING!!</b> Wellington Estates is a well located and well managed building in the Beltline. The functional layout of this property is sure to impress. Great sized kitchen opening onto the large living room filled with sun from the west exposed windows, and a huge balcony with picturesque views of the Rocky Mountains! The Master bedroom features tons of closet space, and is conveniently located beside the full bathroom. Walking distance to trendy restaurants, shops, and great access to public transportation. This condo is perfect for the young professional(s) or savvy investor, and the low condo fees even include <b>ELECTRICITY!</b>		
Inclusions:	none		
Property Listed By:	The Real Estate District		

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









