



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #1601, Calgary T2R0V6

MLS® #: **A2114537**

Area: **Beltline**

Listing Date: **03/13/24**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **882**
Low Sqft:
Ttl Sqft: **882**

DOM

67

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Other**

Construction: **See Remarks**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`2" x 9`5"
Living Room	Main	16`2" x 12`1"
Balcony	Main	9`0" x 5`9"
Bedroom - Primary	Main	11`8" x 10`1"
3pc Ensuite bath	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`8" x 5`6"
Laundry	Main	4`0" x 2`4"
Bedroom	Main	11`8" x 10`1"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$751

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
A Direct Control (DC)

Legal Desc: **0911532**

Remarks

Pub Rmks: **Click brochure link for more details** Stunning downtown views from this updated bright corner unit located in the desirable Union Square building. Be just steps to all the Calgary Flames games & Calgary Stampede action! This open concept 2 bed, 2 bath concrete condo is filled with light by an abundance of pot lights & floor to ceiling windows. This unit is perfect for entertaining, with the living and dining room open to a gourmet kitchen with stainless steel appliances, granite counter tops, under cabinet lighting, and a pull out pantry. Many recent upgrades include new washer & dryer, a brand new microwave hood fan, new kitchen backsplash, fresh paint and all new modern white oak wide plank LVP throughout. The primary bedroom offers a walk in closet & spa like en-suite bathroom. Both bathrooms have been fully updated with Carrara marble inspired tile, new showers, new sinks and new faucets. In-suite laundry, one underground parking stall & one storage unit are included (both are located in a great corner location). Second bedroom has a custom murphy bed adding flexibility to the space. The building's unparalleled location is just minutes from everything you could need: a short walk to downtown, the river pathway systems, 17th avenue, a 24h gym, hot yoga & spin, Starbucks, First Street Market bistro and some of the best cocktail bars & restaurants in the city. Unit is move in ready and can be comfortable for many years to come!**

Inclusions:
Property Listed By: **call seller directly
Honestdoor Inc.**

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







