



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 15 Avenue #402, Calgary T2R 1S4**

MLS®#: **A2115676**

Area: **Beltline**

Listing Date: **05/10/24**

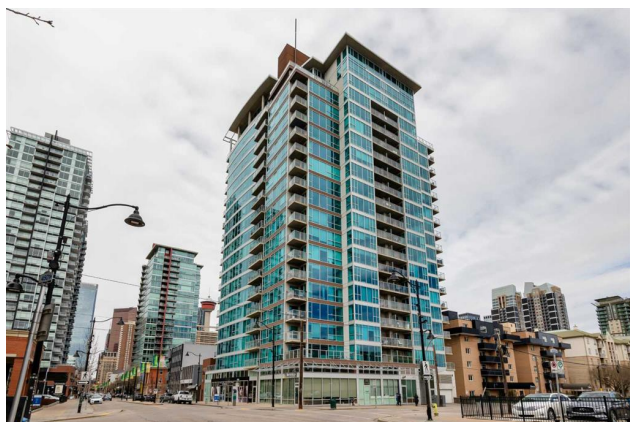
List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **776**  
Low Sqft:  
Ttl Sqft: **776**

DOM

**129**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Metal Siding , Stucco**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Open Floorplan, See Remarks, Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 5`5"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`8" x 6`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 12`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>15`2" x 4`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 3`5"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$518**

**Fee Simple**

**CC-COR**

Fee Freq:

**Monthly**

Legal Desc: **0611858**

Remarks

Pub Rmks: **Price adjustment! Welcome to this trendy corner unit condo with great downtown views! This one bedroom plus den condo has 776 sq ft and features plenty of windows, in-suite laundry, a great balcony facing downtown, and a titled underground parking stall. The entire condo was just freshly painted including the concrete floors. The open main living space includes the kitchen, dining area, living room and den area. The kitchen has plenty of cabinetry and counter space, a double sink, pantry and breakfast bar seating. The kitchen opens onto the dining area and living room, which both have a full wall of windows to enjoy the view from all of the main living space. The den is a perfect space for an at-home office, hobby area, workout space, or guest room for visitors. The primary bedroom has a sizeable closet and is right beside the 4 piece bathroom. The front entrance is equipped with a good-sized coat closet and leads to the in-suite laundry closet that has additional storage space. Enjoy those downtown views from your covered, corner balcony with gas line for your BBQ. This stylish pet-friendly building offers central A/C, bike storage and a party room with outdoor terrace. Walkable, convenient central location close to a C-Train station, Stampede Grounds, MNP Sports Centre, 17th Ave, restaurants and shopping.**

Inclusions:

**NA**

Property Listed By:

**RE/MAX Realty Professionals**

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