



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1330 15 Avenue #1501, Calgary T3C 3N7**

MLS® #: **A2116281**

Area: **Beltline**

Listing Date: **03/27/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$39k, 17-May**

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: **1,504**  
Low Sqft:  
Ttl Sqft: **1,504**

DOM

**53**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island**  
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>13`8" x 12`10"</b>	<b>Den</b>	<b>Main</b>	<b>11`8" x 10`5"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>19`4" x 17`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 16`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`7" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$787**

Title:  
**Fee Simple**

Zoning:  
**CC-COR**

Legal Desc:	9610377	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Fantastic opportunity to purchase this spacious Penthouse condo in heart of Calgary's downtown Beltline community at this recently reduced price. Over 1500sqft with 2 bedrooms/2 baths - this condo presents an exceptional opportunity for a savvy buyer, whether to live in or as an investment property. Make your own updates to this spectacular unit and enjoy this fantastic investment for years to come. Featuring custom cherry millwork with extensive built-ins, large open spaces and extensive windows flooding the interior with natural light. The oversized kitchen island, granite countertops, and stainless steel appliances make cooking a joy, with ample storage to keep everything organized. The primary bedroom is a spacious retreat complete with a sitting area, ensuite bathroom, and balcony access, offering a private oasis within the city. The second bedroom is equally well-appointed and also features balcony access. Entertain guests in the spacious living room, adorned with custom built-ins and a charming brick-faced wood-burning fireplace. Step out onto the extended balcony to enjoy breathtaking views of the city skyline. Convenience is key with in-unit laundry and a parking stall in the underground parkade. Comprehensive condo fees cover all utilities, including electricity, simplifying your monthly expenses. Located in a coveted downtown area, this condo offers unparalleled access to amenities such as the C-Train, Safeway, Co-op, shops, restaurants, and the vibrant 17th Ave. With stellar views and endless potential, this penthouse unit is awaiting your personal design touches to elevate it to the next level of luxury living.</b></p>		
Inclusions:	n/a		
Property Listed By:	Sotheby's International Realty Canada		

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











