



THE
A-TEAM

**RE/MAX
FIRST**

188 15 Avenue #1504, Calgary T2R 1S4

MLS® #: **A2116620**

Area: **Beltline**

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

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$39k, 22-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,119**
Low Sqft:
Ttl Sqft: **1,119**

DOM

53
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: **Tar/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	7`8" x 5`0"
Living Room	Main	13`0" x 19`0"
Bedroom	Main	9`0" x 9`3"
3pc Ensuite bath	Main	10`3" x 5`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`1" x 10`4"
Dining Room	Main	8`7" x 7`1"
Bedroom - Primary	Main	10`9" x 22`4"
4pc Ensuite bath	Main	5`6" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$720

Title:
Fee Simple

Zoning:
CC-COR

Fee Freq:
Monthly

Legal Desc: **0611858**

Remarks

Pub Rmks: *****HUGE PRICE RDUCTION TO SELL IT NOW ***Welcome to this contemporary 2 large bedrooms and 2 full baths corner unit in Chocolate (concrete, residential high rise) that features new flooring and a new coat of paint throughout. The floor-to-ceiling industrial steel framed windows revealing panoramic south views and a spectacular Rocky Mountain view and a Downtown skyline. The open concept kitchen is fully upgraded with stainless steel appliances, granite counter-top with a raised breakfast bar and tall kitchen cabinets offering tons of storage space. Large master bedroom comes with a walk-through closet and an En-suite master bathroom. The second bedroom also offers great space and views. There is an in-suite laundry room with plenty of storage space as well, a corner balcony with gas BBQ hookup, central A/C, and one titled underground parking stall. All of that conveniently located within a close proximity to the LRT train station, The Stamped Grounds, Repsol Leisure Center, Sunterra Fresh Food Market, Starbucks Coffee shops and a walking distance to the City Core. Rarely offered unit for sale in Chocolate, this well built by Battistella Highrise, it won't last on a market for long. Book your showing today and make it your home this spring!**

Inclusions: **none**
Property Listed By: **Grand Realty**

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







