



THE
A-TEAM

**RE/MAX
FIRST**

1304 15 Avenue #540, Calgary T3C 0X7

MLS® #: **A2117354**

Area: **Beltline**

Listing Date: **03/26/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,046**
Low Sqft:
Ttl Sqft: **1,046**

DOM

54

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Covered,Gated,Off Street,Stall**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`8" x 7`6"	Family Room	Main	18`4" x 14`6"
Dining Room	Main	12`2" x 9`11"	Kitchen	Main	10`4" x 9`2"
Pantry	Main	7`3" x 6`5"	Bedroom - Primary	Main	14`11" x 11`1"
3pc Ensuite bath	Main	8`2" x 7`9"	Bedroom	Main	14`3" x 8`10"
2pc Bathroom	Main	4`10" x 4`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,102

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc:

8011365

Remarks

Pub Rmks:

This tastefully renovated condo provides more than 1000 sqft of comfortable and stylish living space. The thoughtfully designed unit features brand-new laminate plank hardwood flooring throughout. The spacious great room incorporates a fully modernized kitchen with an island offering ample drawer and counter space, complemented by a generous walk-in pantry. Next to the great room lies a dining space adorned with expansive west-facing windows, suffusing the area with abundant natural light; beyond, a family room awaits, complete with patio doors that open onto a sheltered balcony, providing an inviting retreat to savour the fresh air and city surroundings. The sizable primary bedroom delivers dual large closets and a sleek 3-piece ensuite bathroom. Additionally, you'll find a versatile den or second bedroom, an extra bathroom, and convenient in-suite laundry facilities, offering flexibility and practicality within the unit. Completing the package is a covered and gated parking spot. Nestled in a prime location, this condo is a mere stroll away from the lively 17th Ave shops and restaurants. Nearby conveniences such as shopping, schools, the Bow River pathway, and public transit enhance its appeal. With the downtown core just moments away, accessing the city's offerings is effortless, making this home the epitome of contemporary urban living.

Inclusions:

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Property Listed By:

RE/MAX Real Estate (Central)

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









