



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #307, Calgary T2G 0B5

MLS® #: **A2117393**

Area: **Beltline**

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

List Price: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **643**
Low Sqft:
Ttl Sqft: **643**

DOM

54

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rolled/Hot Mop**
Heating: **Central, Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Elevator, Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`6" x 7`2"	Kitchen	Main	12`11" x 9`2"
Bedroom - Primary	Main	10`2" x 11`4"	Living Room	Main	11`6" x 10`0"
Walk-In Closet	Main	7`10" x 4`7"	4pc Bathroom	Main	5`5" x 7`9"
Balcony	Main	10`5" x 8`3"	Laundry	Main	4`7" x 4`9"
Entrance	Main	8`0" x 5`9"			

Legal/Tax/Financial

Condo Fee:
\$386

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0814554**

Remarks

Pub Rmks: **This trendy unit in the highly desirable 18+ Vetro building offers not just a place to live but a lifestyle. Located just west of the Saddledome, it's perfect for those who love sports and entertainment. With trendy shops on 17th Ave just a short walk away, you'll be immersed in the vibrant culture of the area. Inside, you'll find an open plan layout with excellent upgrades, including a sleek black appliance package and plenty of stylish cabinets. The convenience of in-suite laundry and the comfort of central air conditioning add to the appeal. Chic window coverings adorn the windows, and a south-facing balcony awaits, complete with a natural gas barbecue outlet for those summer cookouts. The building itself boasts impressive amenities, including a full gym where you can work up a sweat, and an adjacent hot tub and steam room where you can relax and unwind after a long day. With an underground titled parking stall and assigned storage, you'll have plenty of space for your belongings. Don't miss out on the opportunity to call this place home. Hurry, because units like this don't stay on the market for long!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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









