



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #208, Calgary T2G 0B5

MLS® #: **A2120441**

Area: **Beltline**

Listing Date: **04/05/24**

List Price: **\$369,000**

Status: **Pending**

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: **959**
Low Sqft:
Ttl Sqft: **959**

DOM

44

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **High Ceilings,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	4' 6" x 2' 9"	Bedroom	Main	11' 0" x 10' 5"
Bedroom - Primary	Main	10' 4" x 14' 10"	Living Room	Main	11' 8" x 13' 1"
3pc Bathroom	Main	0' 0" x 0' 0"	4pc Ensuite bath	Main	0' 0" x 0' 0"
Dining Room	Main	13' 9" x 10' 8"	Kitchen	Main	8' 8" x 9' 1"

Legal/Tax/Financial

Condo Fee:
\$552

Title:
Leasehold

Zoning:
DC (pre 1P2007)

Legal Desc:	0814554	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Situated in the vibrant Victoria Park neighborhood, this contemporary high-rise presents an enticing opportunity for those who value prime locations and desirable layouts. With two separated bedrooms and two bathrooms, this property caters to both homeowners and investors alike. Bathed in natural light from its south-facing orientation, the condo features expansive, new-generation windows. A spacious balcony, equipped with a natural gas barbecue hookup, provides an ideal spot for outdoor enjoyment. Inside, the open-concept floor plan, complete with 9-foot ceilings, seamlessly connects the generously sized living area with the kitchen and dining space. The master bedroom offers a luxurious escape with its walk-in closet, while the second bedroom enjoys convenient access to the second bathroom through a walk-through closet. The kitchen boasts dark maple wood cabinets and stainless steel appliances, complemented by a raised breakfast bar for casual dining. This building also offers a range of amenities, including a fitness training centre, expansive outdoor patio space for hosting large BBQs, and a billiards social room and theatre room—perfect for birthday celebrations, company functions, or social gatherings. Additional conveniences include an in-suite laundry/storage room, heated underground parking, and a storage locker. Situated steps away from the C-train station, trendy 17th Avenue restaurants, and popular attractions such as the Saddledome, Casino, and Elbow River, this property epitomizes urban living at its finest. Whether you're seeking a lucrative investment opportunity or simply appreciate both location and layout, this residence offers the perfect blend of style and convenience in one of Calgary's most desirable neighborhoods.</p>		
Inclusions:	none		
Property Listed By:	MaxWell Capital Realty		

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











