



THE
A-TEAM

**RE/MAX
FIRST**

1108 15 Street #303, Calgary T3C 1E8

MLS®#: **A2121737**

Area: **Sunalta**

Listing Date: **04/10/24**

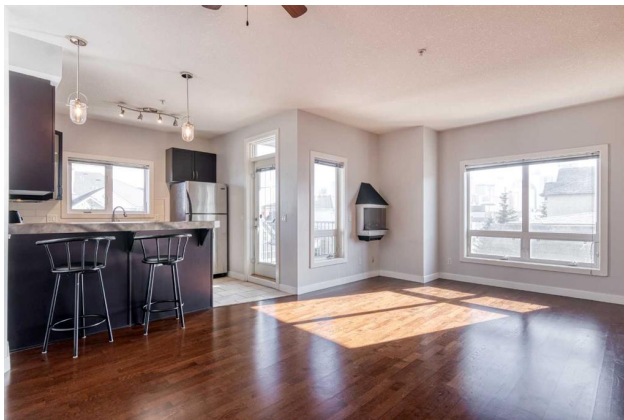
List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **871**
Low Sqft:
Ttl Sqft: **871**

DOM

39

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:
Heating: **In Floor**
Sewer:
Ext Feat: **None**

Construction: **Brick,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`10" x 8`11"	Kitchen	Main	9`11" x 9`0"
Bedroom - Primary	Main	12`5" x 11`10"	Bedroom	Main	11`10" x 10`7"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$737

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Legal Desc:	0512684	Monthly	Remarks
Pub Rmks:	Opportunity Knocks! Welcome to this well-maintained Apartment featuring 2 Beds 2 Baths w/ 871 sq. ft., located in the popular community of Sunalta in Calgary's Beltline district. 9-foot High ceiling throughout this unit and an open concept in the Living Room and Kitchen. The spacious Living Room faces East with a ceiling fan and an electric fireplace. The Kitchen offers SS appliances, a raised eating bar, and leads to a Balcony that looks at the downtown. The Primary Bedroom w/ a ceiling fan, a walk-in closet, a 4 pc Ensuite. The 2nd Bedroom also has a ceiling fan and a large closet. A 4 pc Bath w/ Laundry to complete this unit. A Titled Underground Parking and separate storage are included too. Walking distance to the Sunalta C-Train Station, bus stations, shopping, restaurants, and Calgary's popular 17th Ave. Easy access to Crowchild Trail. Don't miss this opportunity!		
Inclusions:	All Blinds		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

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





