



THE
A-TEAM

**RE/MAX
FIRST**

527 15 Avenue #217, Calgary T2R 1R5

MLS® #: **A2122680**

Area: **Beltline**

Listing Date: **04/12/24**

List Price: **\$389,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Calgary

Year Built:

2000

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

841

Low Sqft:

Ttl Sqft:

841

DOM

37

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Multi Level Unit

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof: **Membrane**

Heating: **In Floor**

Sewer:

Ext Feat: **Courtyard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer

Int Feat:

Ceiling Fan(s),Pantry,Vinyl Windows

Utilities:

Room Information

Room

Living Room

Kitchen

Bedroom

Level

Main

Main

Second

Dimensions

12`8" x 10`10"

10`7" x 14`3"

14`3" x 9`0"

Room

Dining Room

Bedroom - Primary

4pc Bathroom

Level

Main

Second

Second

Dimensions

7`5" x 8`8"

11`11" x 11`4"

10`2" x 5`0"

Legal/Tax/Financial

Condo Fee:

\$565

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CC-MH

Legal Desc:

0011088

Remarks

Pub Rmks:	**OPEN HOUSE SAT 18 MAY NOON TO 3PM** Fantastic two-storey apartment in a gated condominium right in the heart of the 17th Avenue and 4th Street SW district. With entertainment, shopping, and amenities on your doorstep. Such a great location, you can walk to downtown in minutes. The unique condo complex with private central courtyard is PET FRIENDLY including large dog breeds. ***Walking into the professionally cleaned/freshly painted unit you will find a living room with GAS FIREPLACE, and a dining area, both with hardwood floors. A spacious kitchen with STAINLESS STEEL APPLIANCES, offering an abundance of counter and storage space, a large corner pantry with shelving, and a breakfast bar. A patio door opens onto the balcony with DOWNTOWN VIEWS. Also on this floor is an under-stairs coat and storage closet. On the upper floor you will find a spacious master bedroom with downtown views, large double closet, and cheater ensuite bathroom with a large vanity. There is also a good sized second bedroom, a laundry closet, and a nook space on this upper level. This unit comes with titled UNDERGROUND PARKING and a storage locker. Perfect for everyone looking for a maintenance free lifestyle in very walkable and happening neighbourhood. Make this your right move!
Inclusions:	N/A
Property Listed By:	2% Realty

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







