

527 15 Avenue #217, Calgary T2R 1R5

Listing A2122680 **Beltline** 04/12/24 List Price: \$389,000 MLS®#: Area:

Status: Active County: Calgary Change: -\$6k, 02-May Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary 2000 Year Built:

Abv Saft: Lot Information Low Sqft:

Ttl Sqft:

Finished Floor Area

841

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

1.0 (1 0)

Multi Level Unit

37

841 Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: Stall, Underground

Utilities and Features

Roof: Membrane Construction:

Heating: In Floor Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Courtyard 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

Level Level Room **Dimensions** Room **Dimensions** Main **Dining Room** 7`5" x 8`8" **Living Room** 12`8" x 10`10" Main Kitchen Main 10`7" x 14`3" **Bedroom - Primary** Second 11`11" x 11`4" **Bedroom** Second 14`3" x 9`0" 4pc Bathroom Second 10`2" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$565 CC-MH

Fee Simple Fee Freq:

Monthly 0011088 Legal Desc:

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 understairs 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!

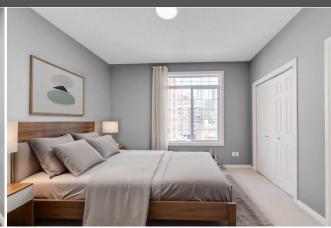
Inclusions: N/A

Property Listed By: 2% Realty

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











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