



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1040 15 Avenue #414, Calgary T2R 0S6**

MLS® #: **A2125459**

Area: **Beltline**

Listing Date: **04/25/24**

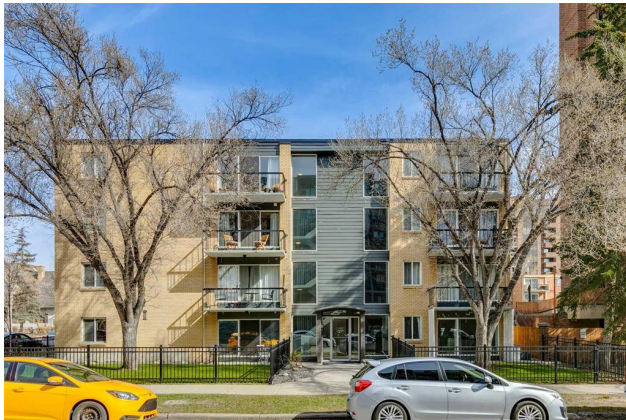
List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1965**  
Lot Information  
Lot Sz Ar: **10,871 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **807**  
Low Sqft:  
Ttl Sqft: **807**

DOM

**24**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Linoleum,Parquet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`3" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 9`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`3" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 6`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$545**

Title:  
**Fee Simple**

Zoning:  
**CC-MH**

Legal Desc:	9913354	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p><b>Introducing a charming 2-bedroom TOP floor in a concrete building in the Beltline. The unit offers a perfect blend of space and convenience with numerous upgrades. Upon stepping inside, you'll be greeted by a spacious, open-concept living area boasting parquet hardwood flooring and a triple window patio door that floods the space with abundant natural light (featuring new blinds). The kitchen showcases a new stove and an open-concept layout, ideal for entertaining guests or enjoying a quiet meal at home. Additionally, there's a spacious main bedroom and an additional 2nd bedroom, providing extra space for guests or a home office (complete with a useful wall unit). The main 4-piece bath boasts a new fan, medicine cabinet, and toilet, and you'll appreciate the convenience of in-suite laundry. There's a spacious balcony and a large fenced-in yard (considered common space). Freshly painted throughout (including the ceilings), this unit is ready for you to move right in! An added bonus is the additional storage located on the fourth floor. Situated in the heart of the Beltline, you'll enjoy easy access to all the city has to offer in a quiet, peaceful setting. Take advantage of the vibrant nightlife, events at the Saddledome, and the plethora of dining and shopping options within this walkable community. Don't miss out on the opportunity to own this incredible condo in a well-managed and well cared for building. Schedule a viewing today!</b></p>		
Inclusions:	<b>Bedroom wall unit</b>		
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

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













