



THE
A-TEAM

**RE/MAX
FIRST**

1108 15 Street #403, Calgary T3C 1E8

MLS®#: **A2131434**

Area: **Sunalta**

Listing Date: **06/12/24**

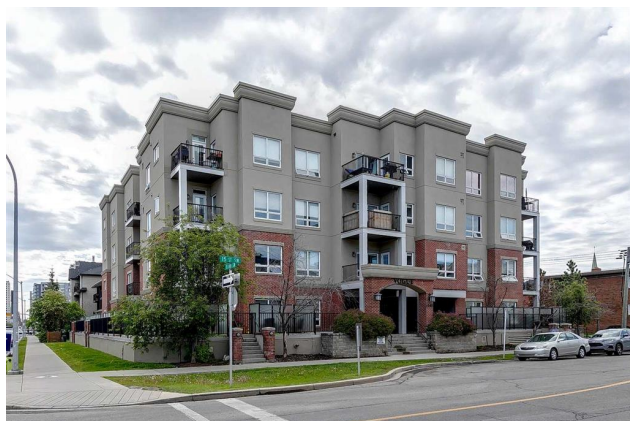
List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **876**
Low Sqft:
Ttl Sqft: **876**

DOM

96
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Covered Courtyard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Oven,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Elevator,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`7" x 12`0"	Living Room	Main	21`0" x 12`0"
Kitchen	Main	9`11" x 9`0"	Bedroom	Main	12`0" x 11`0"
4pc Ensuite bath	Main	7`10" x 5`11"	4pc Bathroom	Main	9`6" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$737

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Monthly

Legal Desc: 0512684

Remarks

Pub Rmks: **Welcome to this bright and sunny, well-maintained top floor (4th floor) unit with unobstructed downtown city views. This 2 bed/ 2 bath unit provides an open concept living and a split bedroom floor plan. The unit features radiant in-floor heating, oak hardwood floors, fireplace, pre-wired surround sound, and a pre-wired security system. The kitchen offers SS appliances, a raised eating bar, and leads to a balcony that looks towards the downtown core. The master bedroom features a walk-in closet and a 4 piece ensuite. Condo board has approved new window for the master bedroom. A Titled Underground Parking and separate storage are included too. Located in the popular community of Sunalta in Calgary's Beltline district. Walking distance to the Sunalta C-Train Station, bus stations, shopping, restaurants, and Calgary's popular 17th Ave. Easy access to Crowchild Trail.**

Inclusions: n/a
Property Listed By: **Real Estate Professionals Inc.**

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







