



THE
A-TEAM

**RE/MAX
FIRST**

1111 15 Avenue #803, Calgary T2R 0S8

MLS® #: **A2134688**

Area: **Beltline**

Listing Date: **05/23/24**

List Price: **\$309,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **784**
Low Sqft:
Ttl Sqft: **784**

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Metal Siding**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`2" x 13`11"	4pc Bathroom	Main	7`0" x 5`0"
Bedroom	Main	11`11" x 10`4"	Storage	Main	3`6" x 3`11"
Entrance	Main	3`6" x 5`9"	Pantry	Main	1`11" x 1`2"
Kitchen	Main	13`6" x 8`2"	Living Room	Main	17`5" x 10`10"
Laundry	Main	2`5" x 2`5"	Balcony	Main	8`4" x 3`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$781

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 9411130

Remarks

Pub Rmks: **Beautifully appointed and impeccably designed, this exquisite residence sits atop the prestigious SHY LUI complex in the heart of the Beltline. Boasting 785 square feet of luxurious living space, this southeast-facing corner unit features 2 bedrooms and an expansive open-concept layout. The kitchen is a chef's delight with its sleek white cabinets, dazzling quartz countertops, stainless steel appliances, stylish herringbone tile backsplash, breakfast bar, and generous pantry. Step out onto the cedar-covered balcony, facing southward for breathtaking views and uninterrupted tranquility. The master bedroom is a sanctuary of comfort, enhanced by custom closet organizers. The contemporary bathroom exudes elegance with designer tiles, a quartz countertop, and pristine fixtures. Additional highlights include a new patio door, in-suite laundry, ample in-suite storage, a separate storage locker, and an assigned parking stall. Ideally situated within walking distance to 17th Ave, the C-Train, downtown office core, Stampede Park, Saddledome, pubs, fine dining, and more, this is urban living at its finest. Embrace the opportunity to entertain in style and indulge in the vibrant inner-city lifestyle you've always dreamed of.**

Inclusions: N/A
Property Listed By: Comox Realty

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











