



THE
A-TEAM

**RE/MAX
FIRST**

1029 15 Avenue #402, Calgary t2r0s5

MLS® #: **A2135350**

Area: **Beltline**

Listing Date: **05/25/24**

List Price: **\$500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **813**
Low Sqft:
Ttl Sqft: **813**

Parkade, Secured, Titled, Underground

DOM

36

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Level 4		5pc Ensuite bath	Level 4	
Kitchen	Level 4	11`9" x 13`0"	Dining Room	Level 4	7`5" x 13`8"
Living Room	Level 4	11`4" x 11`9"	Bedroom - Primary	Level 4	9`6" x 10`10"
Bedroom	Level 4	9`7" x 9`7"			

Legal/Tax/Financial

Condo Fee:
\$639

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **1511509**

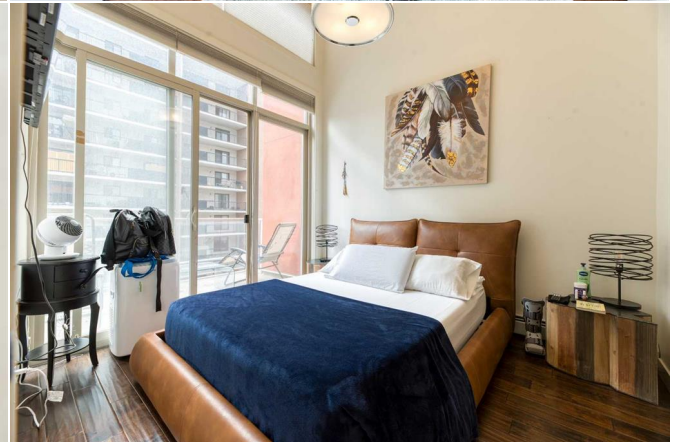
Remarks

Pub Rmks: **WOW!! Exclusive boutique-style residence nestled in the heart of Calgary's Beltline. Indulge in the epitome of urban living at The Lucida. Just steps away from the bustling 17th Ave SW, this distinctive 2 bedroom + 2 bath unit seamlessly blends comfort, functionality, and relaxation across 813 square feet of living space. The open concept layout provides an inviting setting for entertaining, with a stunning kitchen as its centerpiece. Admire the sleek white cabinetry, a spacious central island illuminated by trendy undermount lighting, and high-end stainless steel appliances, including a gas range. Retreat to the master suite, complete with a walk-through closet and a luxurious ensuite bathroom boasting his and her sinks, a standalone shower, and an elegant soaker tub. The other bedroom offer ample space for family or guests. Throughout the condo, stylish lighting fixtures add a touch of modern sophistication. A second full bathroom and convenient in-suite laundry contribute to the unit's functionality. Safeguard your vehicle and belongings in the titled underground parking stall, ensuring a secure and climate-controlled environment year-round. The private balcony enhances your living experience with city views. With its proximity to shops, restaurants, and cultural attractions, this residence offers an exceptional home for those seeking a slice of the city's vibrant lifestyle. This suite is a must see!**

Inclusions:
Property Listed By: **n/a**
Synterra Realty

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







402-1029 15 Ave SW, Calgary, AB

Main Floor Exterior Area 912.91 sq ft
Interior Area 812.98 sq ft



PREPARED: 2024/05/05



While regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.