



THE
A-TEAM

**RE/MAX
FIRST**

114 15 Avenue #303, Calgary T2R 0P5

MLS®#: **A2138436**

Area: **Beltline**

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

List Price: **\$423,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 27-Jun**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,050**
Low Sqft:
Ttl Sqft: **1,050**

Parkade,Stall,Titled,Underground

DOM

22

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Metal**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 13`1"
Dining Room	Main	13`8" x 10`4"
4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	
Balcony	Main	6`3" x 9`2"

Room	Level	Dimensions
Kitchen	Main	11`5" x 9`4"
Bedroom - Primary	Main	13`3" x 11`6"
Bedroom	Main	11`7" x 11`0"
Laundry	Main	6`6" x 6`0"
Entrance	Main	6`4" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$589

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **0010171**

Remarks

Pub Rmks: **Welcome to your dream condo in the heart of downtown Calgary! This stunning 2-bedroom, 2-bathroom residence offers over 1000 sq ft of modern luxury and urban convenience. Completely updated with new flooring and paint, quartz countertops throughout , and new stainless steel appliances, this home is move-in ready and designed to impress. Step inside to discover a spacious, light-filled living area, courtesy of the large windows that flood the space with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making it ideal for both entertaining and everyday living. The south-facing balcony is the perfect spot to enjoy your morning coffee or dinner using the gas BBQ (included) with built in gas line.. The large laundry room provides ample storage and convenience, while the secure underground parking and storage locker ensure your belongings are always safe and accessible. Convenient covered visitor parking makes having guests a breeze! Situated just steps away from Calgary's finest restaurants, river pathways, and shopping, this condo offers an unparalleled lifestyle. Whether you're strolling along the scenic riverfront or exploring the vibrant downtown scene, everything you need is right at your doorstep. Don't miss the chance to own this exceptional condo in the Beltline, one of Calgary's most sought-after downtown locations. Schedule your viewing today and experience urban living at its finest!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









