



THE
A-TEAM

**RE/MAX
FIRST**

608 15 Avenue #2, Calgary T2E1H8

MLS®#: **A2141155**

Area: **Renfrew**

Listing Date: **06/14/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **6,000 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,588**
Low Sqft:
Ttl Sqft: **1,588**

DOM

106
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks**
Park Feat: **Assigned,Off Street,Outside,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 8`9"	Dinette	Main	10`10" x 10`1"
2pc Bathroom	Main	5`8" x 5`1"	Kitchen	Main	12`0" x 8`10"
Foyer	Main	7`6" x 5`0"	Bedroom - Primary	Second	12`6" x 10`7"
Bedroom	Second	11`3" x 11`0"	4pc Ensuite bath	Second	8`4" x 5`9"
4pc Ensuite bath	Second	7`10" x 7`2"	Laundry	Second	5`6" x 2`10"
Bedroom	Third	10`4" x 10`0"	Bonus Room	Third	14`2" x 11`5"
4pc Ensuite bath	Third	8`1" x 5`9"			

Legal/Tax/Financial

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1411994**

Remarks

Pub Rmks: **Quick Possession, Private and easy to view! Wonderfully priced 3-Bedroom, 2106sqft (in total) Townhome in Renfrew Discover a wonderful gem in the sought-after, established inner-city community of Renfrew. This rare home features three spacious bedrooms, each with its own ensuite bathroom. Built in 2014, measuring at 1,588 sq ft of finished living space, with an additional 518 sq ft of unfinished basement totalling 2106 sqft. Key Features: Bedrooms: 3 master bedrooms, each with its own 4-piece ensuite, Bathrooms: 4 total (3 ensuites + 2-piece powder room on the main floor), Living Space: 1,588 sq ft finished + 518 sq ft unfinished basement totalling 2103sqft, Outdoor Space: Fenced private backyard with brick landscaping, great for small children or pets, balcony from the 2nd floor, Assigned Parking: 1 garage stall in the double car garage off the laneway, Bonus Room: 3rd level includes a bonus room alongside a bedroom and bathroom. Enjoy the convenience of two entrances and easy access to major routes such as 16th Ave, Deerfoot Trail, Edmonton Trail, and Centre Street. Downtown Calgary is just an 8-minute drive away.**

Inclusions: **None**
Property Listed By: **Greater Calgary Real Estate**

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









