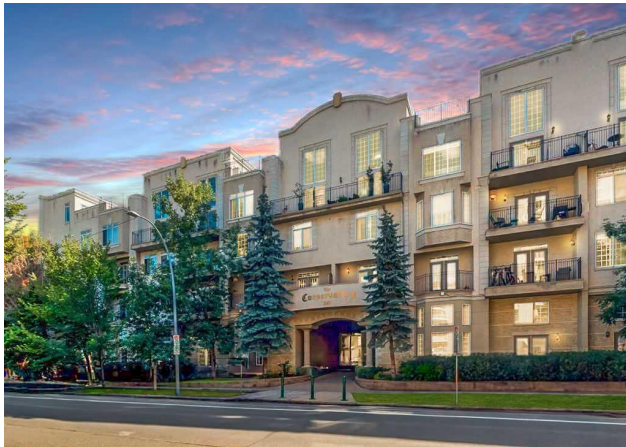


527 15 Avenue #210, Calgary T2R 1R5

MLS® #: **A2146599** Area: **Beltline** Listing Date: **07/03/24** List Price: **\$365,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM
75
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Multi Level Unit**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, See Remarks, Titled, Underground**

Utilities and Features

Roof: **In Floor**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`8" x 27`7"	Kitchen	Main	14`3" x 10`6"
Living Room	Main	14`3" x 12`7"	4pc Bathroom	Second	10`1" x 4`11"
Bedroom	Second	14`3" x 8`11"	Bedroom - Primary	Second	11`11" x 11`2"

Legal/Tax/Financial

Condo Fee: **\$565** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **0011088**

Remarks

Pub Rmks: **BRAND NEW STAINLESS STEEL APPLIANCES | BRAND NEW VINYL PLANK FLOORING | WEST FACING BALCONY | 2 BEDROOMS | UPPER LAUNDRY | DUAL ENTRANCES | HEATED TITLED PARKING | SHARED ENSUITE | Discover urban living at its finest with this elegant 2-storey, 2-bedroom apartment, ideally situated next to the vibrant and trendy 17th Ave SW. This stunning home welcomes you with brand new vinyl plank flooring (Installed June 2024) that spans the spacious open-concept living area, blending style and durability seamlessly. The modern kitchen, equipped with brand new appliances (July 2024), is a chef's delight, offering both functionality and contemporary design. Enjoy beautiful west-facing views and ample natural light from your private balcony, perfect for relaxing after a long day. The upper level features two generously sized bedrooms, ensuring comfort and privacy. The master bedroom with dual closets boasts a shared 4-piece ensuite/main bathroom, providing convenience and luxury, while the upper-level laundry facilities eliminate the hassle of lugging laundry up and down stairs. Additional features include dual entrances for added convenience and a heated, titled parking underground spot, ensuring you never have to worry about parking. With trendy shops, restaurants, cafes, and entertainment just steps from your door, this beautifully updated apartment offers the perfect blend of style, comfort, and convenience. Don't miss the opportunity to make this prime location your new home. Contact us today to schedule a viewing!**

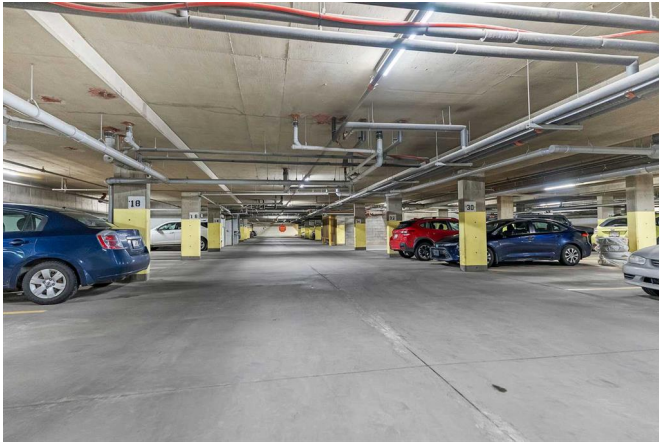
Inclusions: **N/A**
Property Listed By: **Real Broker**

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



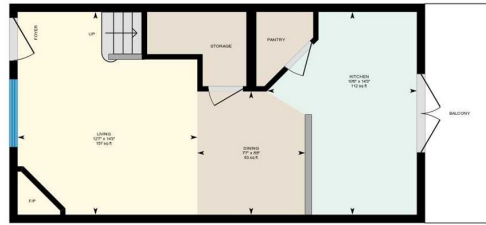






210-527 15 Ave SW, Calgary, AB

Main Floor Interior Area 388.42 sq ft



PREPARED: 2024/07/01



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

210-527 15 Ave SW, Calgary, AB

2nd Floor Interior Area 438.54 sq ft



PREPARED: 2024/07/01



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