

210 15 Avenue #908, Calgary T2G 0B5

MLS®#: **A2147637** Area: **Beltline** Listing **08/21/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **960**
 Low Sqft:
 Ttl Sqft: **960**

DOM

92
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`3" x 8`9"	Dining Room	Main	13`8" x 8`1"
Living Room	Main	13`8" x 11`7"	Laundry	Main	8`2" x 5`9"
Balcony	Main	13`9" x 5`5"	Bedroom - Primary	Main	14`10" x 10`5"
Bedroom	Main	11`0" x 10`4"	Walk-In Closet	Main	8`4" x 4`5"
Walk-In Closet	Main	7`9" x 4`6"	3pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$556

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0814554**

Remarks

Pub Rmks: **This impressive unit boasts floor-to-ceiling windows offering stunning views, whether by day or night. Spanning over 960 sqft, the home features an open layout with two bedrooms, two bathrooms, a spacious living and dining area, and convenient in-suite laundry. The living and dining areas are perfect for entertaining, with high-quality carpeting and freshly painted walls. The unit features dual master bedrooms, each offering its own private retreat. Each bedroom includes a large walk-through closet and a luxurious four-piece ensuite. Building amenities enhance this living experience, including concierge services, security, an exercise room, a Jacuzzi hot tub, a steam room, a social and billiard room, a theatre room, and a rooftop patio. There is also a bike room and guest parking for added convenience. Included is one titled parking stall. Situated next to the Stampede LRT Station and minutes from popular locations such as the Stampede Grounds, BMO Centre, and Saddledome, as well as trendy 17th and Stephen Avenues, this home is also just blocks away from the Elbow River and the City Pathway System. This apartment offers not just a place to live, but a vibrant lifestyle ready to be enjoyed**

Inclusions:
Property Listed By: **NA
Real Broker**

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





