

**210 15 Avenue #908, Calgary T2G 0B5**

MLS® #: **A2147637** Area: **Beltline** Listing **08/21/24** List Price: **\$390,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **960**  
 Low Sqft:  
 Ttl Sqft: **960**

DOM  
**28**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

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

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

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

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**









