



THE
A-TEAM

**RE/MAX
FIRST**

1140 15 Avenue #1008, Calgary T2R 0S7

MLS® #: **A2148825**

Area: **Beltline**

Listing Date: **07/12/24**

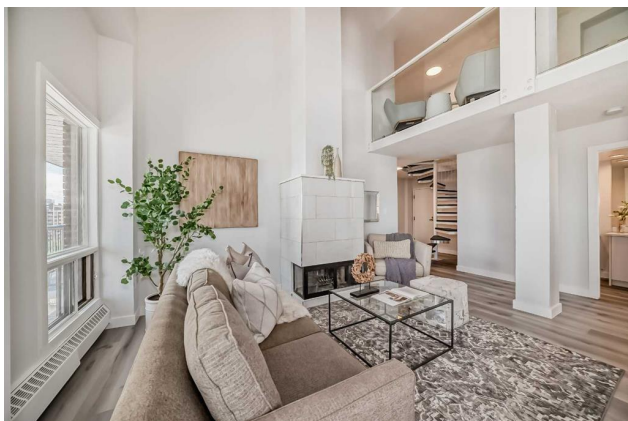
List Price: **\$379,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,219**
Low Sqft:
Ttl Sqft: **1,219**

DOM

66
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

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

Construction: **Brick**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 15`5"	Kitchen	Main	9`5" x 9`6"
Dining Room	Main	9`6" x 6`1"	4pc Bathroom	Main	8`5" x 4`10"
Entrance	Main	9`6" x 5`8"	Bedroom	Main	13`5" x 10`3"
Bedroom - Primary	Upper	15`9" x 11`5"	Laundry	Upper	5`0" x 3`0"
3pc Ensuite bath	Upper	7`2" x 4`10"	Entrance	Upper	9`9" x 3`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$870

Fee Simple

CC-MHX

Fee Freq:

Monthly

Legal Desc: **8011408**

Remarks

Pub Rmks: **Luxury at it's peak in the sought-out Beltline community Calgary. This 2 level PENTHOUSE apartment with awe-gasping view from every window provides such beauty and calm. A fully renovated 1,219.4sqft apartment downtown Calgary that truly defines urban elegance. This unique dwelling, with a spacious open floor plan, is flooded with abundant natural light, reflecting off immaculate stainless-steel appliances and glossy quartz countertops. The kitchen provides an intimate setting for cooking and conversation alike, perfect for entertainment. Off this kitchen is a 4PC bathroom and a big bedroom. A large living room with a fireplace perfect for a cozy evening or a vibrant night of friends. The open to below high ceiling makes this feels like a home in all aspect The perfect spiral steps lead you unto the bonus room. That over looks the living room downstairs. This level also has a door that leads to the hallway of the condominium for added convenience. Step into the Primary bedroom, an oasis of tranquility, complemented by an en-suite bathroom. A dedicated laundry enhances functionality while the outdoor entertaining area/private balcony invite effortless living. Enjoy unobstructed views from your balcony of the Calgary tower. The property's prime location ensures you're just steps away from shopping centers and an array of restaurant on famous 17 Ave. This apartment's potential for rental income increases its appeal for investors and homeowners alike. Call your favorite Realtor! This won't last long.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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