



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #410, Calgary T2G 0B5

MLS® #: **A2150365**

Area: **Beltline**

Listing Date: **07/17/24**

List Price: **\$364,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **827**
Low Sqft:
Ttl Sqft: **827**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

61
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Access:

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$494

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0814554**

Remarks

Pub Rmks: **Discover urban living at its finest with this captivating 2-bedroom, 2-bathroom condo nestled in the vibrant Beltline district of downtown Calgary. Ideally positioned near the iconic Stampede grounds and the convenient C-Train line, this residence offers both a prime location and an exquisite living experience. Immerse yourself in the thriving culinary scene with an array of restaurants just steps away. Step inside to find a well-designed space featuring high ceilings that amplify the sense of openness. The kitchen showcases stainless steel appliances that cater to your culinary aspirations, while the open concept layout seamlessly connects the dining and living areas. With in-suite laundry facilities, the condo ensures practicality without compromise. Indulge in sweeping city views from your private SW facing corner patio, a perfect setting to unwind or entertain guests. The condo boasts not only an epic view but also a titled parking space and an assigned storage unit, offering both convenience and security. With a flawless condition that speaks of meticulous upkeep, this condo is ready to become your new urban haven. Experience downtown living at its best, make this exceptional condo your new address in the heart of Calgary's bustling downtown.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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