



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 15 Avenue #3007, Calgary T2G 0B5**

MLS® #: **A2151225**

Area: **Beltline**

Listing Date: **11/11/24**

List Price: **\$422,500**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 22-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,024**  
Low Sqft:  
Ttl Sqft: **1,024**

DOM

**40**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17' 0" x 19' 10"
Bedroom - Primary	Main	10' 9" x 15' 0"
Foyer	Main	4' 8" x 9' 3"
3pc Bathroom	Main	8' 3" x 9' 1"
Walk-In Closet	Main	8' 10" x 5' 3"

Room	Level	Dimensions
Kitchen	Main	17' 0" x 10' 8"
4pc Ensuite bath	Main	9' 9" x 5' 5"
Laundry	Main	6' 2" x 4' 11"
Bedroom	Main	11' 8" x 11' 1"

Legal/Tax/Financial

Condo Fee:  
**\$602**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0814554**

Remarks

Pub Rmks: **PUBLIC OPEN HOUSE this Sunday, December 22nd., 2.00-4.00..p.m.\*\*\*Welcome to this executive 2bedroom 2bathroom, boasting over a 1000 sq ft (1,101 sq ft builder's size) condo located on the 30th floor of VETRO building. This very bright, south facing unit provides beautiful, unobstructed views of the city, Stampede grounds, Elbow River and the Rocky Mountains. It is fully upgraded with granite counter tops in the kitchen and all bathrooms, high end, stainless steel appliances, tall kitchen cabinets up to the ceilings, under cabinets lighting and garburator. Located a 30 seconds walk to Victoria Park LRT Station and Stampede grounds, a block away from the 17th Ave S.W. restaurants, walking and biking paths along the river. Just a few steps to the Calgary downtown core. Choices of coffee shops, grocery shopping and Leisure center within a short walking distance. A titled, underground parking stall and a storage locker included. In the building ; gym (separate weights and cardio), games room, saunas, hot tub, theatre and many underground, visitor parking stalls. Full time concierge and the security guards. Don't miss on this very bright, large, the 30th floor flat if you are in market for a conveniently located, high floor condo with panoramic views. Call to book your private showing now and make it your home before this Christmas!**

Inclusions:  
Property Listed By: **NONE**  
**Grand Realty**

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











