



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3424 15 Street, Calgary T2T 5S9**

MLS®#: **A2151267**

Area: **South Calgary**

Listing Date: **07/19/24**

List Price: **\$669,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,633**  
Low Sqft:  
Ttl Sqft: **1,633**

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape**

**Garage Door Opener,Garage Faces Rear,Insulated,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Sump Pump(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`4"</b>	<b>Kitchen</b>	<b>Second</b>	<b>14`2" x 9`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>14`2" x 9`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`2" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Third</b>	<b>14`2" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`2" x 12`5"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

4pc Ensuite bath  
2pc Bathroom

Third  
Basement

0`0" x 0`0"

Flex Space

Basement

Legal/Tax/Financial

Condo Fee:  
\$334

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

Zoning:  
**M-CG**

Legal Desc: **1911628**

Remarks

Pub Rmks: **END UNIT in INNER CITY with CITY VIEWS. Featuring high-end construction, this condo includes TWO MASTER BEDROOMS, each with its own ENSUITE bathroom. The THIRD BEDROOM on the second level can serve as an office or guest room, with an ADDITIONAL ROOM IN THE BASEMENT for a gym, office or even BEDROOM! Ideal for a work-from-home lifestyle, the unit boasts a SPACIOUS ROOFTOP PATIO for entertaining or sunbathing. The entire unit is air conditioned and includes upgraded lighting, high-quality JennAir stainless steel appliances, and engineered HARDWOOD floors. An oversized single attached garage accommodates both a car and motorcycle. With a well designed layout and 9-foot smooth finish ceilings, the condo offers a total of 3+1 bedrooms and 3.5 bathrooms. Conveniently located within walking distance to amenities, schools, MARDa LOOP shopping district, a variety of restaurants, parks, and more! This townhouse exemplifies exceptional design in an incredible location with low condo fees. Don't miss out on this opportunity!**

Inclusions:  
Property Listed By: **N/A  
Homecare Realty Ltd.**

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









