



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 15 Street #309, Calgary T3C 1E8**

MLS®#: **A2151684**

Area: **Sunalta**

Listing Date: **08/02/24**

List Price: **\$322,500**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **836**  
Low Sqft:  
Ttl Sqft: **836**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Underground**

Utilities and Features

Roof:  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`9" x 13`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`0" x 3`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`3" x 3`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 5`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$707**

Title:  
**Fee Simple**

Zoning:  
**M-H1**

Fee Freq:  
**Monthly**

Legal Desc: **0512684**

Remarks

Pub Rmks: **Discover this 2-bedroom 1 bathroom condo located in the highly sought-after vogue building. Situated in an excellent location, you'll find yourself just steps away from the LRT, with easy access to downtown, 17th Ave and walking paths. With 836 sq ft of living space, this unit features a sunny west-facing balcony, engineered hardwood floors, a dark wood shaker-style kitchen equipped with modern lighting, fixtures and stainless steel appliances. The oversized master bedroom offers a cheater ensuite and a closet organizer for your convenience, while the generously sized second bedroom provides ample space for guests or a home office. Additional features include, in-floor heating, in-suite laundry with storage, titled underground parking, and extra storage separate from the unit. The Vogue offers a serene central garden courtyard with seating. Don't miss this opportunity to make this stylish condo your new home!**

Inclusions: **N/A**  
Property Listed By: **Nineteen 88 Real Estate**

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