



THE
A-TEAM

**RE/MAX
FIRST**

1029 15 Avenue #204, Calgary T2R 0S5

MLS®#: **A2153274**

Area: **Beltline**

Listing Date: **07/31/24**

List Price: **\$470,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **847**
Low Sqft:
Ttl Sqft: **847**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 10`2"	Living Room	Main	16`7" x 13`3"
Kitchen	Main	13`0" x 12`0"	Dining Room	Main	9`8" x 6`4"
Bedroom	Main	9`2" x 9`1"	5pc Ensuite bath	Main	8`10" x 7`7"
4pc Bathroom	Main	7`8" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$665

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **1511509**

Remarks

Pub Rmks: **Welcome to 1029 15 Avenue SW, "The Lucida." This exclusive, executive-designed condo offers everything you desire. The luxurious styling and finishes distinguish it from the typical units at this price point. With 847 sqft of living space, this condo immediately feels like home. The refined finishes and layout provide the convenience of an executive living space. The suite features a separation of the bedrooms while maintaining an open floor plan. The gourmet kitchen is equipped with European-style cabinetry, quartz countertops, a pantry, a gas range, a chimney-style hood fan, and stainless steel appliances. The spacious primary bedroom includes ample storage and a luxurious 5-piece bath with a deep soaker tub, separate shower, and dual sink quartz countertop vanity. Enjoy a private balcony with a natural gas hookup. Parking and storage are also included. Please click on the 3-D virtual tour link to experience this exquisite condominium.**

Inclusions:
Property Listed By: **eXp Realty**

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