



THE
A-TEAM

**RE/MAX
FIRST**

1033 15 Avenue #601, Calgary T2R 0S6

MLS®#: **A2153516** Area: **Beltline** Listing **07/29/24** List Price: **\$679,999**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Finished Floor Area

Abv Sqft: **2,106**
 Low Sqft:
 Ttl Sqft: **2,106**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Tile, Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 19`0"
Kitchen	Main	9`7" x 12`10"
2pc Bathroom	Main	4`10" x 6`10"
Storage	Main	8`1" x 4`3"
Walk-In Closet	Main	4`0" x 10`6"
Walk-In Closet	Upper	7`1" x 8`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`0" x 9`0"
Flex Space	Main	11`1" x 15`0"
Laundry	Main	7`11" x 4`11"
Entrance	Main	4`9" x 4`8"
Bedroom - Primary	Upper	12`6" x 15`3"
4pc Ensuite bath	Upper	12`3" x 7`4"

Hall
Bedroom
Sunroom/Solarium

Upper
Upper
Upper

6`1" x 5`2"
13`2" x 14`11"
9`10" x 22`11"

4pc Bathroom
Walk-In Closet

Upper
Upper

9`2" x 9`10"
6`6" x 6`6"

Legal/Tax/Financial

Condo Fee:
\$1,617

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **7910270**

Remarks

Pub Rmks: **Check out this stunning 2 level top-floor penthouse condominium, offering luxurious living in the heart of the Beltline. A unique unit boasting over 2100 Square feet of renovated space. This exquisite 2-bedroom, 2.5-bathroom, two-story home boasts breathtaking city views and features a spacious and modern layout. The main floor is adorned with engineered wood floors and includes a large front closet and stylish powder room. The layout incorporates a vast great room that seamlessly combines 2 family rooms, kitchen, and dining area. The kitchen is a highlight with its gleaming white rear cabinets, a large dark island with breakfast bar, granite countertops, glissining tile and stainless steel appliances. Conveniently, there is a large laundry room with front-load machines and a sink, along with two in-suite storage rooms. The central dark maple staircase leads to the upper level, where you will find the grand master suite, which includes a private solarium or retreat, a spacious walk-in closet, and a spa-inspired en-suite bath featuring double sinks, a large Caesar stone vanity with ample cabinet space, and a glass shower with rain head. The second bedroom is generously sized with a sizable walk-in closet. The main bath offers a luxurious oversized air tub, a separate shower, and a stylish vanity. A second entry door is located on this floor to access the building hallway. Additional amenities include two underground parking stalls, two large storage units. This pet-friendly condo (for small dogs with prior approval) provides exceptional value and a unique, stylish living experience. Walking distance to 17th avenue, coffee shops, restaurants and plenty of parks. Easy access to transit. Book your showing today!**

Inclusions:
Property Listed By: **NA
URBAN-REALTY.ca**

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