

210 15 Avenue #2103, Calgary T2G 0B5

MLS®#: **A2154199** Area: **Beltline** Listing **08/01/24** List Price: **\$415,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Electric Gate,Garage Door Opener,Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Concrete**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Elevator,Granite Counters,No Animal Home,No Smoking Home,Recreation Facilities,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 11`11"	Dining Room	Main	8`6" x 16`0"
Kitchen	Main	9`8" x 13`3"	Bedroom - Primary	Main	18`11" x 10`6"
Bedroom	Main	11`4" x 10`3"	4pc Ensuite bath	Main	5`5" x 8`0"
3pc Ensuite bath	Main	5`0" x 10`11"	Walk-In Closet	Main	6`2" x 8`5"
Walk-In Closet	Main	4`5" x 8`1"	Laundry	Main	3`1" x 6`4"
Foyer	Main	3`10" x 11`10"	Storage	Main	3`1" x 4`8"
Storage	Basement	2`0" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$586

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0814554**

Remarks

Pub Rmks: **Welcome to the Vetro, luxury living at its finest! With over 1020 sqft of living space this beautiful 2 bedroom 2 bathroom home offers breathtaking views of the downtown skyline. Whether enjoying a morning coffee, grilling your favs on the bbq (Natural gas hook up), or simply lounging out, there is plenty of room to relax on your covered balcony. Featuring 9-foot ceilings, this open concept layout with floor to ceiling windows provides an abundance of natural lighting. The living and dining areas offer the perfect space for entertaining. The kitchen has loads of cabinet space, granite countertops, stainless steel appliances, eating bar and under counter lighting. The spacious primary bedroom includes a walk-in closet with 4 piece ensuite, while the second bedroom also features a walk-in closet and its own 3 piece ensuite. Additional highlights include in-suite stacked laundry, tech centre, walk-in storage closet, central air conditioning. tile flooring in the kitchen, living and dining areas & new vinyl plank in the bedrooms. Building amenities include a two-level fitness centre, hot tub, steam room, games room (incl. pool table), movie theatre room, common area patio/courtyard. titled/heated underground parking (P1 # 30) & visitor parking, assigned storage in parkade (P1 # 2). Concierge service, key fob entry with 3 secure elevators. Only steps away from the C-train, Stampede Park, Saddledome & Sunterra market. Walking distance to 17th Avenue shops, dining, entertainment & the Elbow river pathways!**

Inclusions: n/a
Property Listed By: **CIR Realty**

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