



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 15 Avenue #1303, Calgary T2G 0B5**

MLS® #: **A2155123**

Area: **Beltline**

Listing Date: **08/26/24**

List Price: **\$379,999**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,002**  
Low Sqft:  
Ttl Sqft: **1,002**

DOM

**23**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete**  
Flooring: **Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Granite Counters, No Smoking Home**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: <b>\$571</b>	Title: <b>Fee Simple</b>	Zoning: <b>DC (pre 1P2007)</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **0814554**

Remarks

Pub Rmks: **View! Location! Best #1 community 2018 by Avenue Magazine! Enjoy luxury living plus exceptional facilities in the ideal urban location. This 2 bedroom 2 bathroom, you can sit on the nice balcony & enjoy the great downtown view while getting lots of fresh air! View fireworks during Stampede. Main living area which features 9-foot ceilings & an open-concept floor plan. Brand new vinyl plank floor throughout the unit, tiles floor in bathroom and foyer area. The living room and dining area are very spacious. The kitchen features with maple stain cabinet with a black appliance package. The spacious master bedroom has a walk-through closet and a 4 piece bathroom (bathtub). The second bedroom has 2 windows and also has a walk-through closet leading to the second bathroom (3-piece bathroom with shower). Forgot to mention there is an in-suite laundry. During the hot summer days, you can enjoy the Central Air-conditioning in your unit or spend some time using the building's facilities like Gym, Hot Tub, Steam Room, Game Room, Theatre Room, etc. Come with 1 title parking and an assigned storage. Security entry system & make your home safe. A few minutes walk to the C-train station. 10 mins walk to Downtown, 18 min drive to the airport, and a step away from Stampede Park, Saddledome and Sunterra market! Please call today and book a viewing!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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