



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #3304, Calgary T2G 0B5

MLS®#: **A2156645**

Area: **Beltline**

Listing Date: **08/11/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,193**
Low Sqft:
Ttl Sqft: **1,193**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Views**
Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`11" x 8`6"	Dining Room	Main	10`3" x 8`3"
Living Room	Main	11`2" x 11`0"	Laundry	Main	5`10" x 5`7"
Bedroom - Primary	Main	16`11" x 11`3"	Bedroom	Main	12`8" x 10`7"
Bedroom	Main	10`7" x 8`10"	3pc Bathroom	Main	10`3" x 6`8"
4pc Ensuite bath	Main	8`6" x 7`10"	Den	Main	6`10" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$683

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0814554**

Remarks

Pub Rmks: **Welcome to this stunning 33rd-floor, 3-bedroom sanctuary with soaring 10-foot ceilings and breathtaking panoramic views! This property offers an unparalleled opportunity for both savvy investors and those seeking an exceptional place to call home. Picture yourself in the vibrant heart of downtown, with seamless access to the C-Train, Stampede Grounds, two premier casinos, the Saddledome, the BMO Centre, and the soon-to-be revitalized arena. Living here means immersing yourself in the luxurious urban lifestyle, with 17th Avenue's eclectic shops, gourmet restaurants, and buzzing nightlife just steps from your door. The building's amenities are designed for your ultimate comfort and enjoyment, including a relaxing jacuzzi, a rejuvenating steam room, a state-of-the-art 2-story fitness center, a billiards room, and a private theatre. Inside, the beautifully upgraded unit features 3 spacious bedrooms (or an optional den), 2 elegantly appointed full bathrooms, and floor-to-ceiling windows that flood the space with natural light. The kitchen is a chef's dream, with granite countertops, sleek stainless steel appliances, and ample storage. But what truly sets this home apart is the expansive 280 sq ft wrap-around Skydeck, offering 270-degree views that will leave you in awe. From the tranquil Bow and Elbow Rivers to the majestic mountains to the west, and your very own front-row seat to the Stampede fireworks, this is a vantage point like no other. Every day here feels like a special occasion, with unparalleled views and unmatched luxury at your fingertips.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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