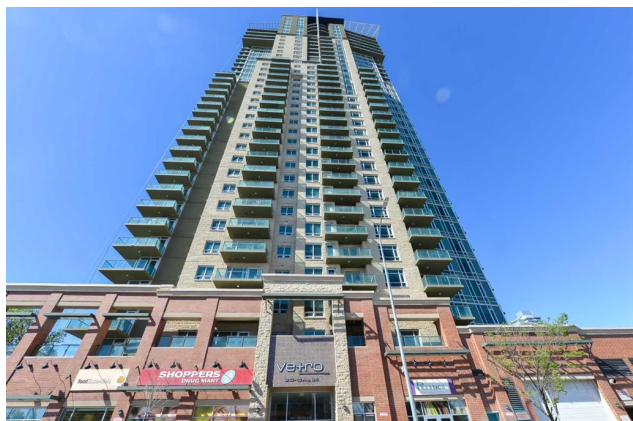


210 15 Avenue #3107, Calgary T2G 0B5

MLS® #: **A2157613** Area: **Beltline** Listing **08/16/24** List Price: **\$423,000**
 Status: **Active** County: **Calgary** Change: **-\$45k, 16-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: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM
33
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`3" x 9`0"	4pc Ensuite bath	Main	9`10" x 5`4"
Balcony	Main	10`4" x 8`7"	Bedroom	Main	10`5" x 14`11"
Dining Room	Main	17`0" x 7`9"	Kitchen	Main	17`0" x 10`4"
Living Room	Main	16`7" x 12`4"	Bedroom - Primary	Main	11`7" x 10`11"
Walk-In Closet	Main	8`8" x 5`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$602

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0814554

Remarks

Pub Rmks: **A truly exceptional and elegant two-bedroom, two-bath condo on the 31st floor! The owner added exceptional finishing touches to this former show suite, including a built-in desk in the main area (plus cabinetry above) and a 2nd built-in desk and Murphy bed in the second bedroom! Check out the beautiful tile throughout the living area, plus full-height cabinetry and granite counters. in the kitchen. Also, similar cabinetry and counters in both bathrooms. Both bedrooms are well-proportioned, with a sizeable walk-thru closet in the primary. The balcony is a very nice size with spectacular unobstructed views to the south and clear mountain views to the west. If you're searching for something far above "ordinary," you owe it to yourself to view this one-of-a-kind, super-comfortable home. Comes with a great parking spot (#58) on P1 and a storage locker on the same level (room P-1A locker V-033). The building is fully air-conditioned and loaded with amenities, including a fantastic fitness centre, private hot tub area, party room with a pool table, and even a theatre room. Full-time concierge (M-F) and also night-time security. Tons of underground visitor parking. Located right beside Stampede LRT Station and just a short walk to everything that comes with living in this vibrant part of the city. Do not miss this rare opportunity if you're looking in this price range or even far above! Freshly repainted throughout and ready for immediate possession. The unit is vacant (some pictures are virtual staging).**

Inclusions: **TV & Mount in Living Room, Mounted Shelves in Living Room**

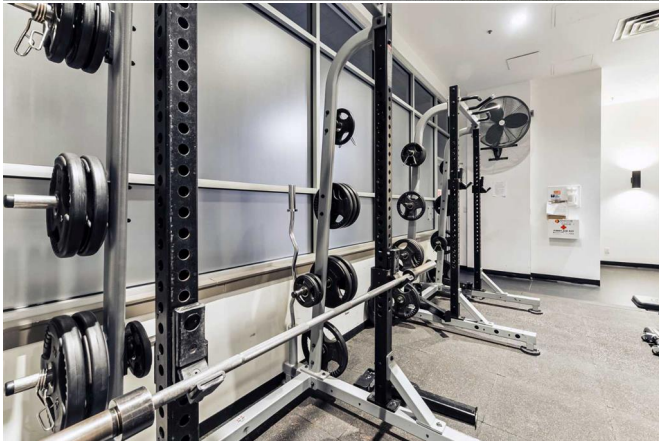
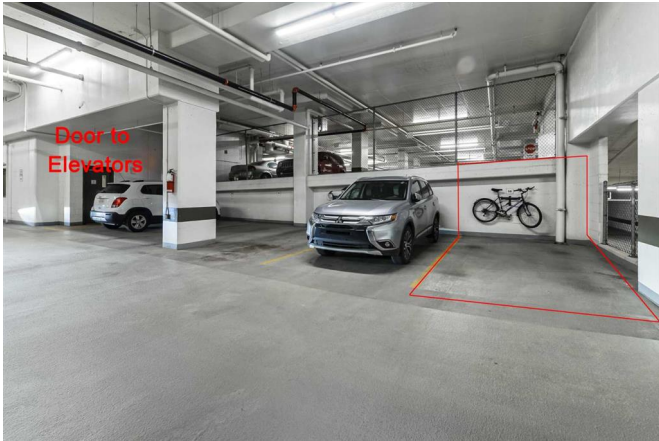
Property Listed By: **RE/MAX Realty Professionals**

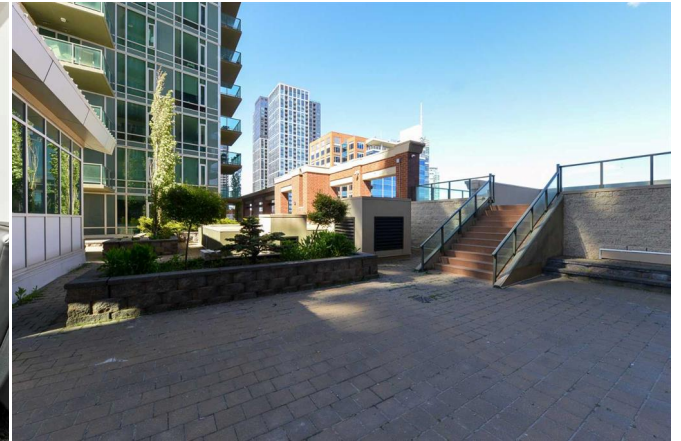
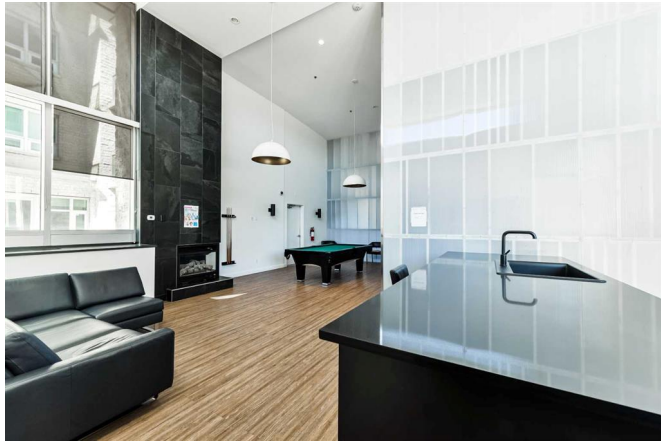
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











3107-210 15 Ave SE, Calgary, AB

Main Floor Interior Area 1016.12 sq ft



PREPARED: 2024/06/05



While regions are excluded from total floor area in GEUDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.