

235 15 Avenue #702, Calgary T2J7E4

MLS® #: **A2158649** Area: **Beltline** Listing Date: **08/22/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,488**
 Low Sqft:
 Ttl Sqft: **1,488**

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete**
 Flooring: **Ceramic Tile, Hardwood, See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`7" x 14`9"	Kitchen	Main	9`0" x 19`3"
Living Room	Main	14`6" x 13`9"	Office	Main	9`5" x 10`9"
Storage	Main	6`7" x 4`2"	Bedroom - Primary	Second	14`3" x 22`3"
Bedroom	Second	11`11" x 19`2"	4pc Ensuite bath	Second	4`11" x 7`7"
4pc Ensuite bath	Second	4`10" x 7`9"	2pc Bathroom	Main	4`2" x 3`11"

Condo Fee:
\$1,077

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8111099**

Remarks

Pub Rmks: **Welcome to this spacious (almost 1500 sq.ft.!!) PET-FRIENDLY, TWO-LEVEL CORNER UNIT PENTHOUSE** condo with its gorgeous NW exposure and **AMAZING VIEWS**. Situated in a quiet concrete building located in the **TRENDY INNER-CITY BELTLINE** community this condo is perfect for anyone seeking an affordable downtown lifestyle or the saavy investor looking to add to their portfolio. The main level features a very spacious living room with wood burning fireplace, separate dining area and a large den/office that could function as a 3rd bedroom. You also have an updated open concept kitchen with a huge island, tile back splash, plenty of cupboard space, and stainless steel appliances. This level is completed with a half bath and a **HUGE** outdoor space that is perfect for relaxing and entertaining, offering plenty of room for seating and enjoying the downtown views. The luxurious flooring on the main level is an Armstrong Luxe Plank with rigid core technology, while the stairs and upper level are hardwood. The upper level features **DOUBLE PRIMARY BEDROOMS**, with the larger one having a walk-in closet and 4 piece ensuite and the 2nd bedroom also has a 4-piece ensuite. This level has an **EVEN LARGER WRAP-AROUND** balcony with spectacular views of downtown. Additional perks include a heated, **UNDERGROUND** parking stall and a large **STORAGE UNIT**, both with secure fob access. You will love the amount of storage that this home has, both in the unit, the room off of the balcony and in the parkade. Executive Manor is in an excellent location just steps from the vibrant and ever growing restaurant scene and walking distance to the downtown core, MNP Community & Sport Centre, Elbow River and Bow River pathways and Stampede Park, not to mention **SCOTIA PLACE**, the new event centre coming to Calgary.

Inclusions: **N/A**
 Property Listed By: **The Real Estate District**

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







