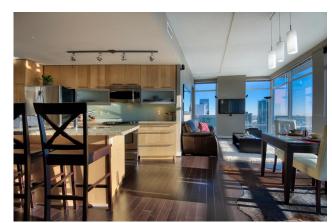


215 13 Avenue #2505, Calgary T2R 0V6

Beltline 08/21/24 MLS®#: A2159203 Area: Listing List Price: **\$489,900**

Status: **Active** None Association: Fort McMurray County: Calgary Change:

Date:



General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

Year Built: 2009 Abv Saft: 913 Lot Information Low Sqft:

913 Lot Sz Ar: Ttl Sqft:

Lot Shape:

Ttl Park: Garage Sz:

Finished Floor Area

DOM

Layout

2 (2) 2.0 (2 0)

1

High-Rise (5+)

Beds:

Baths:

Style:

Parking

28

Access: Lot Feat:

Park Feat: Covered, Heated Garage, Owned, Parkade, Titled, Underground

Utilities and Features

Roof: Tar/Gravel Construction:

Heating: Fan Coil, Natural Gas Concrete, Glass, Metal Siding

Sewer: Flooring:

Carpet, Ceramic Tile, Hardwood Ext Feat: Playground, Tennis Court(s)

0'0" x 0'0"

Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Int Feat:

Lighting

Main

Utilities:

Laundry

Room Information

Room Level Dimensions Room Level **Dimensions** Main 11`4" x 8`0" Kitchen 13'2" x 12'0" **Dining Room** Main **Living Room** Main 12`3" x 11`4" Foyer Main 6`7" x 6`3" Balcony Main 13`9" x 6`0" Balcony Main 21`0" x 2`4" **Bedroom - Primary** Main 12`0" x 11`2" **Bedroom** 11`2" x 10`0" Main 12`7" x 5`0" 4pc Bathroom Main 3pc Ensuite bath 13'0" x 5'0" Main

Legal/Tax/Financial

Condo Fee:	Title:	Zoning
\$763	Fee Simple	DC
	Fee Freq:	

Monthly

Legal Desc: **0911532**Remarks

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Amazing 2 bedroom double en-suite Sub-Penthouse corner unit. Located in the trendy First Street Village area, this condo is perfectly positioned between downtown and 17th Ave. Towering over the city on the 25th floor (the highest level this executive floor plan is offered on), the suite overlooks the Stampede grounds and faces South & East. A balcony extends across the entire length of the unit, perfect for entertaining and watching your private firework show (Canada Day & Stampede). The Southern exposure with floor to 9' ceiling windows provides sun from the early morning through to when it goes down over the mountains. This suite comes fully upgraded from the chocolate hardwood floors and the granite countertops to the top-of-the-line stainless steel appliances. The condo also features a BOSE built-in surround sound system. This executive suite has one of the best layouts seen in any of the downtown buildings featuring 2 bedrooms with double en-suites located on opposite ends of the unit with the kitchen and living room dividing the space. The building is solid concrete construction with superior noise insulation. The kitchen opens to the living room with floor-to-ceiling windows along the entire wall with no obstructions. There are granite countertops throughout the kitchen (and both bathrooms) and there is an eating bar. The kitchen also has a glass backsplash, pantry closet and a small built-in granite computer desk with additional cupboards and a filing drawer. The master bedroom has of a large stand-up shower and a generous walk-in closet with oversized sliding doors opening up to the living room providing an open concept but privacy when needed. The second bedroom has a 4-piece en-suite bathroom which doubles as a powder room off of the kitchen and includes in-suite laundry. The suite includes one titled oversized secure underground heated parking stall with concrete walls on both sides (no one parks next to you). The unit also includes the use of a heated secure storage unit and bike storage. The unit

Inclusions: N/A

Pub Rmks:

Property Listed By: Century 21 Bamber Realty LTD.

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