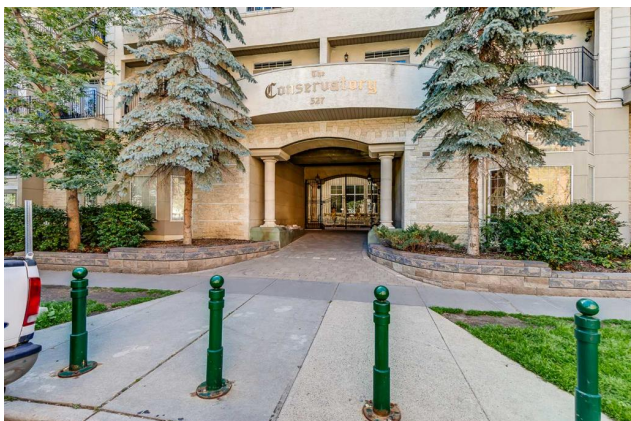


527 15 Avenue #101, Calgary T2R1R5

MLS® #: **A2161971** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$537,688**
 Status: **Active** County: **Calgary** Change: **-\$9k, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,063**
 Low Sqft:
 Ttl Sqft: **1,063**

Owned, Titled, Underground

DOM

108
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Private Entrance**

Construction: **Concrete, Stucco**
 Flooring: **Hardwood, Other, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	13`8" x 13`6"	Living Room	Main	14`6" x 13`8"
Laundry	Main	13`0" x 5`1"	Bedroom - Primary	Main	14`4" x 10`10"
Bedroom	Main	10`8" x 8`6"	4pc Bathroom	Main	7`11" x 5`0"
4pc Ensuite bath	Main	14`0" x 9`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$702

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 0011088

Remarks

Pub Rmks: ****ELEGANT EXECUTIVE CONDO WITH UNMATCHED CHARM!**** Imagine driving down a beautiful, **TREE-LINED STREET** steps away from all that 17th avenue has to offer. This is the place! As you step through the **GRAND ENTRANCE** and **ELEGANT GATE**, the stresses of the day fade away in the **SERENE COURTYARD**, surrounded by **LUSH GREENERY & CALMING FOUNTAINS**. Once inside this **STUNNING EXECUTIVE CONDO**, you'll be amazed by the **SOARING 14FT CEILINGS & WELCOMING**, modern decor, **HEATED ENGINEERED HARDWOOD FLOORS THROUGHOUT**. The bright, **INVITING KITCHEN** is perfect for creating your culinary masterpieces with its ample space for entertaining, induction cooktop and high end appliances. The **SPACIOUS, COZY LIVING AREA** includes a **NATURAL GAS FIREPLACE** and invites you to unwind at the end of the day to the sounds of the water fountain in the interior courtyard just outside your window. The primary retreat offers **LUXURY & COMFORT**, featuring a **DREAM CLOSET & a SPA-LIKE ENSUITE** that will make every day feel like a getaway. The generous storage room featuring **CALIFORNIA CLOSETS** storage will make this spacious condo feel even bigger. Plus, enjoy the **CONVENIENCE** of warm indoor parking! This **STUNNING** home could be yours for just **\$28,758.80 down & \$2,853.44 per month (o.a.c.)**. Don't miss out on this opportunity to live in **STYLE & COMFORT!**

Inclusions:
Property Listed By: **Window Coverings
eXp Realty**

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





