



THE
A-TEAM

**RE/MAX
FIRST**

527 15 Avenue #101, Calgary T2R1R5

MLS® #: **A2161971**

Area: **Beltline**

Listing Date: **09/04/24**

List Price: **\$537,688**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 25-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,063**

Low Sqft:

Ttl Sqft: **1,063**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

139

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Owned,Titled,Underground

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
Eat in Kitchen	Main	13`8" x 13`6"
Laundry	Main	13`0" x 5`1"
Bedroom	Main	10`8" x 8`6"
4pc Ensuite bath	Main	14`0" x 9`9"

Room	Level	Dimensions
Living Room	Main	14`6" x 13`8"
Bedroom - Primary	Main	14`4" x 10`10"
4pc Bathroom	Main	7`11" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$702

Fee Simple
Fee Freq:
Monthly

CC-MH

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







