



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1219 15 Avenue, Calgary T3C 0X6**

MLS®#: **A2162651**

Area: **Beltline**

Listing Date: **09/05/24**

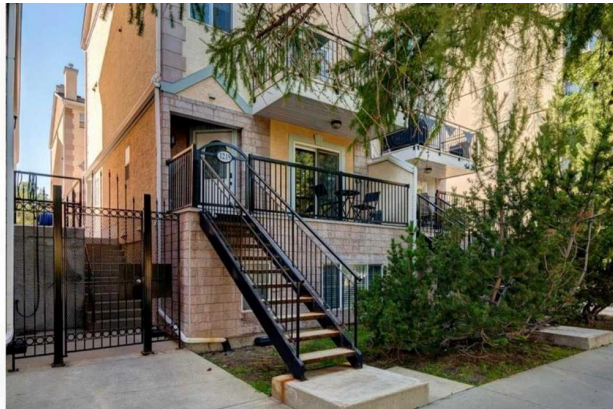
List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area  
Abv Sqft: **530**  
Low Sqft:  
Ttl Sqft: **530**

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape**  
Park Feat: **Assigned,Secured,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,In Floor,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 4`5"	Dining Room	Main	11`2" x 6`7"
Kitchen	Main	13`7" x 10`2"	Living Room	Main	15`4" x 16`1"
4pc Bathroom	Basement	5`0" x 9`1"	4pc Ensuite bath	Basement	8`1" x 4`11"
Bedroom	Basement	8`2" x 13`2"	Bedroom - Primary	Basement	12`0" x 14`0"
Furnace/Utility Room	Basement	8`11" x 4`3"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$542

Fee Simple

CC-MHX

Fee Freq:

Monthly

Legal Desc: 9711834

Remarks

Pub Rmks: **An exceptional opportunity for the young professional couple, single or investor, this walk-up townhouse offers street access right into your unit. With an outstanding open-concept layout and over 1,024 square feet of developed space, this townhome offers a spacious living and dining area warmed by a gas fireplace and hosting patio doors that lead onto the balcony with a gas line for your BBQ - perfect for hosting family and friends. The contemporary kitchen comes equipped with sparkling granite counters, mosaic backsplash, a garburator and white cabinetry that perfectly offsets the trendy black appliance package. The main floor also hosts a 2-pc bath, ideal for guest use. Large windows make the lower level bright and spacious, and the large primary bedroom is truly a highlight, boasting a large walk-in closet and stylish 4-piece ensuite bath kept cozy with in-floor heating. There is also a good-sized 2nd bedroom with easy access to its own 4-piece ensuite bath. The convenient laundry room is also located downstairs. Note the newer HWT (2022), smart thermostats as well as the newer countertops and toilets in both baths. Park your car in the secure underground parking stall and venture out to explore downtown, parks, exceptional restaurants and pubs, and shopping of 17th Avenue Entertainment District. That and more, all moments away from your inner-city abode.**

Inclusions: **Smart Thermostat**

Property Listed By: **eXp Realty**

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