



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #3004, Calgary T2G0B5

MLS® #: **A2162725** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Finished Floor Area
 Abv Sqft: **960**
 Low Sqft:
 Ttl Sqft: **960**

DOM

90
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Range, Built-In Refrigerator, Dishwasher, Garburator, Microwave, Microwave Hood Fan, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|---------------------|-------------|---------------------|
| Kitchen | Main | 12`4" x 9`4" | Dining Room | Main | 10`0" x 7`6" |
| Living Room | Main | 13`0" x 10`0" | Laundry | Main | 5`6" x 5`0" |
| Bedroom - Primary | Main | 10`0" x 11`0" | Bedroom | Main | 10`0" x 8`6" |
| 4pc Ensuite bath | Main | 0`0" x 0`0" | 3pc Bathroom | Main | 0`0" x 0`0" |

Legal/Tax/Financial

Condo Fee: **\$552** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**
 Legal Desc: **0814554**

Remarks

Pub Rmks: **Welcome to Urban Elegance in the Heart of the Beltline. Discover urban living at its finest with this captivating 30th Floor 2-bedroom, 2-bathroom condo nestled in the vibrant Beltline district of downtown Calgary. Offering a seamless blend of modern sophistication and urban convenience, this home is designed to impress. Step inside to an open-concept living area bathed in natural light, thanks to expansive floor-to-ceiling bay windows. The kitchen, a chef's delight, features stainless steel appliances, a breakfast bar, and sleek granite countertops. The adjoining living and dining areas are perfect for entertaining, adorned with high-quality carpeting and freshly painted walls. This condo boasts dual master bedrooms, each serving as a private retreat. Both bedrooms come with generous walk-through closets and luxurious en-suites bathrooms. Additional features include a dedicated laundry room equipped with top-of-the-line Samsung appliances, plus a convenient storage closet for outdoor gear and shoes. Enjoy your own private balcony with stunning views of the city and the Stampede grounds & fireworks—a perfect spot to unwind or entertain guests. The unit also includes a titled parking space and an assigned storage unit, ensuring both convenience and security. This condo building is equipped with top-notch amenities such as a two-level fitness center, a party room with a pool table, a theatre, sauna and a hot tub, ensuring a lifestyle of comfort and convenience. Located in the vibrant Beltline area, you're just steps away from the C-Train line, downtown Calgary, 17th Avenue, and Elbow River Park. Dive into the thriving culinary scene with a plethora of restaurants nearby. This condo offers the perfect blend of comfort, style, and accessibility. Click brochure link for more details****

Inclusions: **Call seller directly**
Property Listed By: **Honestdoor Inc.**

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









