



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 15 Avenue #3004, Calgary T2G0B5**

MLS® #: **A2162725**

Area: **Beltline**

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

List Price: **\$454,999**

Status: **Active**

County: **Calgary**

Change: **None**

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**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

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

Legal/Tax/Financial

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

Legal Desc: **0814554**

Remarks

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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.**

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