

188 15 Avenue #1702, Calgary T2R 1S4

MLS® #: **A2162975** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,123**
 Low Sqft:
 Ttl Sqft: **1,123**

DOM
14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **See Remarks** Construction: **Other**
 Heating: **Forced Air** Flooring: **Tile, Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`9" x 13`7"	Bedroom - Primary	Main	22`7" x 10`10"
4pc Ensuite bath	Main	5`4" x 8`7"	3pc Bathroom	Main	5`6" x 10`3"
Laundry	Main	5`0" x 7`2"	Walk-In Closet	Main	7`3" x 8`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$744

Fee Simple

CC-COR

Fee Freq:

Monthly

Legal Desc: **0611858**

Remarks

Pub Rmks: **This one-of-a-kind Calgary downtown condominium features some of the grandest views in the entire city. The property is an end-unit executive suite condo, featuring two spacious bedrooms, both with a beautiful city skyline view. It is fully renovated and offers floor-to-ceiling windows for tons of natural lighting. In the kitchen, the u shaped layout is complimented by stainless steel appliances. In addition to over 1123 sq ft of living space, enjoy access to the buildings' gorgeous rooftop patio. This unit also conveniently includes one titled underground parking stall. A prime location in the heart of the beltline allows for walking distance to 17 Avenue, access to LRT, Saddledome and other downtown core amenities. Book a showing today to experience downtown living at its best.**

Inclusions: **N/A**

Property Listed By: **Coldwell Banker Mountain Central**

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