



THE
A-TEAM

**RE/MAX
FIRST**

836 15 Avenue #1503, Calgary T2R 1S2

MLS® #: **A2164119**

Area: **Beltline**

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

List Price: **\$439,700**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential
Apartment
Calgary
2004

Finished Floor Area

Abv Sqft: **892**

Low Sqft:

Ttl Sqft: **892**

Underground

DOM

10

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`8" x 9`9"	Dining Room	Main	10`6" x 10`1"
Living Room	Main	13`4" x 13`1"	Laundry	Main	3`4" x 3`4"
Bedroom - Primary	Main	11`3" x 10`6"	Bedroom	Main	10`9" x 9`9"
3pc Bathroom	Main	9`8" x 5`8"	4pc Ensuite bath	Main	7`10" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$716

Title:
Fee Simple

Zoning:
CC-COR

Fee Freq:
Monthly

Legal Desc: **0412542**

Remarks

Pub Rmks: **Welcome to the 15th floor, where breathtaking views stretch out in every direction, offering a stunning panorama of the city. Located on the corner of 15th Ave and 8th Street SW, this unit places you in the heart of downtown, with everything you need just steps away. Whether it's vibrant nightlife, cozy coffee shops, top-notch restaurants, or the famous Jelly Modern Donuts, you'll find it all within walking distance. Upon entering the unit, you're greeted by an open-concept living space filled with natural light, thanks to its corner location and abundance of windows. The kitchen is generously sized, featuring stainless steel appliances and granite countertops, making it both stylish and functional. The two spacious bedrooms offer comfort and tranquility, with the primary bedroom boasting a luxurious ensuite complete with a stand-alone shower. The balcony provides the perfect outdoor space to take in the stunning city and mountain views. Additional amenities include underground parking, in-suite laundry, a well-equipped exercise room, and a party room for entertaining. This is a rare opportunity to live in a prime downtown location with endless possibilities. Don't miss your chance—call today to schedule a private showing!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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







