



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**836 15 Avenue #1503, Calgary T2R 1S2**

MLS®#: **A2164119**

Area: **Beltline**

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

List Price: **\$429,700**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **892**  
Low Sqft:  
Ttl Sqft: **892**

DOM

**73**

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:  
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

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

Legal/Tax/Financial

Condo Fee:  
**\$716**

Title:  
**Fee Simple**

Zoning:  
**CC-COR**

Legal Desc:	0412542	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p>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!</p>		
Inclusions:	NA		
Property Listed By:	Real Broker		

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













