



THE
A-TEAM

**RE/MAX
FIRST**

1225 15 Avenue #803, Calgary T3C 0X6

MLS®#: **A2164217**

Area: **Beltline**

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

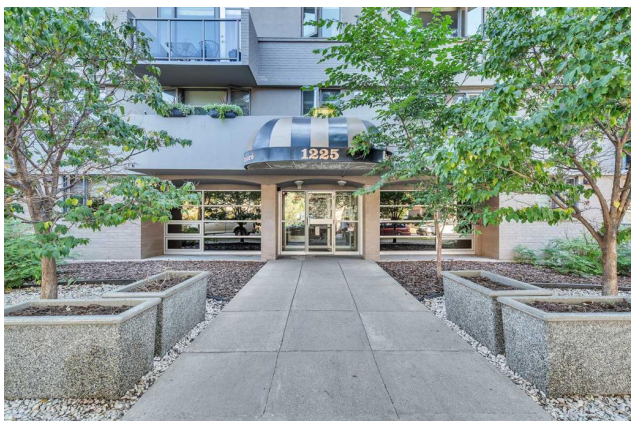
List Price: **\$245,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

DOM

85
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`11" x 10`6"	Kitchen	Main	13`4" x 9`0"
Dining Room	Main	12`1" x 5`1"	Bedroom	Main	12`3" x 11`6"
4pc Bathroom	Main	6`11" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$563

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Legal Desc:

0510359

Monthly

Remarks

Pub Rmks:

Welcome to this stunning top-floor condo in the downtown community of Beltline. Offering over 600 sq. ft. of stylish living space, this 1-bedroom, 1-bathroom unit is perfect for those looking to embrace the urban lifestyle. It also includes the convenience of an assigned parking space. Step inside to an open-concept layout with beautiful laminate flooring and an abundance of natural light pouring in through large windows. The spacious living room features a cozy electric fireplace, creating the perfect atmosphere for relaxation. The contemporary kitchen boasts wood cabinetry, granite countertops, a large island, and stainless-steel appliances, offering both functionality and modern flair. Step out onto your private balcony, ideal for enjoying warm summer days. The generously sized bedroom includes a large closet for ample storage, while in-unit laundry provides added convenience. Located in the vibrant Beltline district, you're just steps away from parks, schools, shopping, and some of Calgary's trendiest restaurants and shops. Whether you're looking for a perfect home or a prime investment opportunity, this property checks all the boxes. Book your private viewing today and experience downtown living at its finest!

Inclusions:

n/a

Property Listed By:

2% Realty

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





