



THE
A-TEAM

**RE/MAX
FIRST**

1330 15 Avenue #1501, Calgary T3C 3N7

MLS® #: **A2164225**

Area: **Beltline**

Listing Date: **09/17/24**

List Price: **\$539,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,504**

Low Sqft:

Ttl Sqft: **1,504**

DOM

65

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 12`10"	Office	Main	11`8" x 10`5"
Living Room	Main	19`4" x 17`7"	Bedroom - Primary	Main	17`7" x 16`2"
Bedroom	Main	14`7" x 11`4"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$787

Title:
Fee Simple

Zoning:
CC-COR

Legal Desc:

9610377

Fee Freq:
Monthly

Remarks

Pub Rmks:

Rare offering for a penthouse unit with over 1500sqft in the heart of Beltline at this price point. Move in ready this freshly painted unit features generous room sizes, beautiful natural light from all the windows, two large bedrooms and two full baths. Custom cherry cabinetry and built-ins create a classic refined vibe - accented by the new white painted walls. If someone wants a more contemporary vibe in this cool space - easy to envision "lacquering out" the woodwork. Featuring a generous kitchen with large central island, ample storage spaces, granite counters and stainless steel appliances. Primary bedroom accommodates a large bedroom suite plus offers a sitting area, ensuite bath and access to the balcony. Second bedroom is also well-sized with balcony access. The generous living room features custom built-ins, and a stunning brick faced wood-burning fireplace. Enjoy the views of the city from the extended balcony. This penthouse unit is complete with its own laundry and parking stall in the underground parkade. Comprehensive condo fees including all utilities even electricity. Fantastic downtown location walking distance all the restaurants and shops on 17Ave, Coop and Safeway, the C-train, river pathways and downtown. This condo offers stellar views; combined with the rare penthouse location and large square footage - a perfect opportunity for a discerning buyer to add your personal design touches to take it to the next level!

Inclusions:

refrigerator drawer

Property Listed By:

Sotheby's International Realty Canada

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





