



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

**95**

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

<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>13`8" x 12`10"</b>	<b>Office</b>	<b>Main</b>	<b>11`8" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 17`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 16`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`7" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$787**

Title:  
**Fee Simple**

Zoning:  
**CC-COR**

Fee Freq:  
**Monthly**

Legal Desc: **9610377**

Remarks

Pub Rmks: **Rare offering for a penthouse unit with over 1500sqft in the heart of Beltline! Freshly painted and move in ready, this condo features 9ft ceilings, generous room sizes, beautiful natural light, two large bedrooms and two full baths. Extensive custom cherry millwork throughout the home - sophisticated and functional creating a class refined vibe - but if "cherry" isn't your "cup of tea" the millwork could easily be lacquered out to create a more contemporary vibe. The downtown views are fantastic and both bedrooms plus kitchen/living area open out directly to the oversized deck which runs the full width of the unit. The unit features a generous kitchen with large central island, ample storage, and stainless steel appliances. Cabinetry extends beyond kitchen creating a full home office center with lots of light facing the east facing balcony. The primary bedroom is enormous and offers an impressive full wall of custom closets and built-in cabinets. Patio access, a walk-in closet and full ensuite bath complete the primary suite. 2nd bedroom is also large with balcony access. Beautiful living room with brick surround wood burning fireplace (painted white), and lots of space for relaxation and entertaining. Enjoy the views of the city from all primary rooms plus 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. One of just four penthouse units in this well managed concrete building, this represents a unique opportunity for a savvy buyer to get into a penthouse unit in the Beltline under \$360sqft. The open layout and large square footage, high ceilings, fresh white paint, extended balcony, extensive custom millwork, and expansive downtown viewlines provide a perfect platform to add your personal touches and design changes to further enhance the value of this rare offering.**

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**









