



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #1504, Calgary T2G 0B5

MLS® #: **A2164505**

Area: **Beltline**

Listing Date: **09/10/24**

List Price: **\$280,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **687**

Low Sqft:

Ttl Sqft: **687**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

72

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Brick,Concrete

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Laundry

Walk-In Closet

Level

Main

Main

Main

Main

Dimensions

8`1" x 5`6"

13`8" x 9`10"

4`8" x 5`0"

8`2" x 5`8"

Room

Bedroom

Kitchen

Living Room

Level

Main

Main

Main

Dimensions

10`10" x 11`10"

16`4" x 9`6"

11`8" x 12`3"

Legal/Tax/Financial

Condo Fee:

\$401

Title:

Fee Simple

Zoning:

DC (pre 1P2007)

Legal Desc:	0814554	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to vibrant urban living in the heart of Calgary's Beltline District! This beautiful 1 bed, 1 bath apartment in the stylish Vetro building offers a modern retreat with an array of upscale features. Freshly painted throughout, this home boasts central air conditioning for year-round comfort. The thoughtfully designed cheater ensuite, complete with a walk-through closet, adds a touch of convenience and elegance. Step out onto private the balcony, perfect for your morning coffee or evening relaxation. The gas hookup on the balcony invites outdoor cooking and entertaining. You'll also appreciate the convenience of a tilled parking stall in the secure underground parkade. The Vetro building excels in offering an exceptional lifestyle. Enjoy the peace of mind with a concierge desk and nighttime security. The innovative Blue Box smart parcel lockers streamline package drop-off and delivery. Fitness enthusiasts will relish the two-level fitness center featuring a hot tub, steam showers, and a well-appointed games and social room complete with a pool table and fireplace. For movie nights or special events, the theatre room and outdoor courtyard provide perfect venues. Located conveniently at the base of the building are Shopper's Drug Mart and Canada Post, while Sunterra Market and the new BMO Centre are just a short stroll away. The Stampede Grounds, Saddledome, and LRT transit system are within walking distance, and the shops and restaurants of 17th Ave are nearby. Lindsay Park and the MNP Community & Sports Centre are also close by, enhancing the vibrant and active lifestyle this area offers. For young professionals, real estate investors, empty nesters, and first-time buyers looking to escape renting, this well-maintained condo provides an unparalleled quality of life with convenience, luxury, and an unbeatable location.</p>		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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









