

**527 15 Avenue #217, Calgary T2R 1R5**

MLS®#: **A2164605** Area: **Beltline** Listing Date: **09/11/24** List Price: **\$385,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **841**  
 Low Sqft:  
 Ttl Sqft: **841**

DOM

**8**

Layout

Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Pantry, Quartz Counters, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 10`10"	Dining Room	Main	7`5" x 8`8"
Kitchen	Main	10`7" x 14`3"	Bedroom - Primary	Second	11`11" x 11`4"
Bedroom	Second	14`3" x 9`0"	4pc Bathroom	Second	10`2" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$565** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:  
**Monthly**

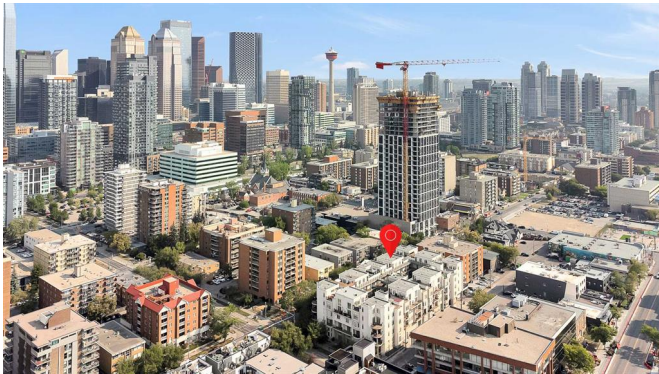
Legal Desc: **0011088**

Remarks

Pub Rmks: **Charming 2 BED stacked-townhome with DOWNTOWN VIEWS in a secure gated condominium complex, steps from downtown and the popular 17th Avenue and Mission area. With titled UNDERGROUND PARKING stall, and storage locker, this PET FRIENDLY condo is perfect for urbanites looking for something a little different. Newly renovated with QUARTZ COUNTERS in the kitchen and bathroom with brand new sinks and faucets. STAINLESS STEEL APPLIANCES with brand new fridge, stove, and hood fan. Brand new carpet on the upper floor and stairs, and VINYL PLANK in the living/dining area. Freshly painted, new blinds and door hardware finish off the updates. The property features a spacious kitchen, with large pantry closet, an abundance of cabinet and counter space, breakfast bar, and new stainless steel undermount sink with modern chrome pull-out faucet with spray. French doors from the kitchen open onto the balcony with gas-line for BBQ and downtown views. The open plan living/dining area features a GAS FIREPLACE, ceiling fan, and a practical understairs coat/storage closet. On the upper level you will find a spacious master bedroom with double closets and downtown views. The cheater ensuite bathroom, accessed from the master bedroom or the hallway, features a spacious vanity with white porcelain sink and chrome faucet. The 2nd bedroom is a good-sized and has the benefit of private access to the exterior. The laundry closet is conveniently located on the this level, and there is a nook space that could be utilized for storage. Covered walkways around the complex lead to a central indoor elevator lobby taking you to the parkade or main floor courtyard. The central courtyard with water feature and landscaping provides a tranquil oasis, yet stepping through the grand private entry gate you are just around the corner from vibrant inner-city life. Condo fees include heat, water, gas, insurance, trash/recycling, snow removal, landscaping, and reserve fund. You pay your own electricity. This unit is perfect for anyone looking for a maintenance free lifestyle in very walkable neighbourhood. Come and see why this could be a smart move for you!**

Inclusions:  
Property Listed By: **N/A**  
**2% Realty**

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







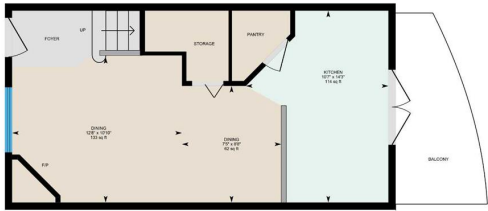






217-527 15 Ave SW, Calgary, AB

Main Floor Exterior Area 448.44 sq ft  
Interior Area 399.09 sq ft



PREPARED: 2024/04/13

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





