

1323 15 Avenue #801, Calgary T3C0X8

Utilities:

MLS®#: **A2165011** Area: **Beltline** Listing **09/11/24** List Price: **\$299,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 1979
 Abv Sqft:
 878

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

1.5 (1 1)

High-Rise (5+)

70

Lot Sz Ar: Ttl Sqft: 878

Lot Shape:

Access:

Lot Feat:

Park Feat: Assigned, Enclosed, Parkade, Secured, Stall, Underground

Utilities and Features

Roof: Construction:

Heating: Baseboard Concrete
Sewer: Flooring:

Ext Feat: Balcony Hardwood Water Source:

Find/Bsmt:

Kitchen Appl: Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat: Kitchen Island, Open Floorplan, Walk-In Closet(s)

Room Information

Level <u>Level</u> <u>Room</u> Dimensions Room **Dimensions** Main 15`2" x 12`11" Kitchen Main 11`7" x 7`10" **Living Room Dining Room** Main 7`4" x 8`9" Fover Main 6`6" x 5`10" 5`3" x 5`3" 5`2" x 11`0" Laundry Main Balcony Main **Bedroom - Primary** Main 13`5" x 13`11" **Bedroom** Main 13`3" x 8`8" 5`8" x 5`8" 4`11" x 8`10" Walk-In Closet Main 4pc Bathroom Main

2pc Ensuite bath Main 5`8" x 4`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$691 Fee Simple CC-MH

Fee Freq: Monthly

Legal Desc: **8110076**

Remarks

New Paint, Kitchen & Counter tops! Discover your ideal urban haven on the 8th floor in Calgary's lively Beltline district. This 2-bedroom, 1.5-bathroom apartment spans almost 900 sqft in a sturdy concrete building, with UNDERGROUND PARKING. The living area is bathed in natural light, complemented by a cozy wood-burning fireplace. Enjoy a fully renovated kitchen with new quartz counter tops and cabinetry, perfect for meal prep and casual dining, alongside a spacious master bedroom with an en-suite 2pc bathroom. The second bedroom offers flexibility as an office or guest room. Step out onto your private north-facing balcony to enjoy quiet city views. This prime location puts you steps away from the best shopping, dining, and entertainment the Beltline has to offer, with live music and cultural activities just around the corner. Ideal for first-time buyers or those seeking a smart investment, this apartment offers a blend of lifestyle and convenience.

Schedule a viewing today and make this vibrant Beltline apartment your new home!

Inclusions: N/A

Pub Rmks:

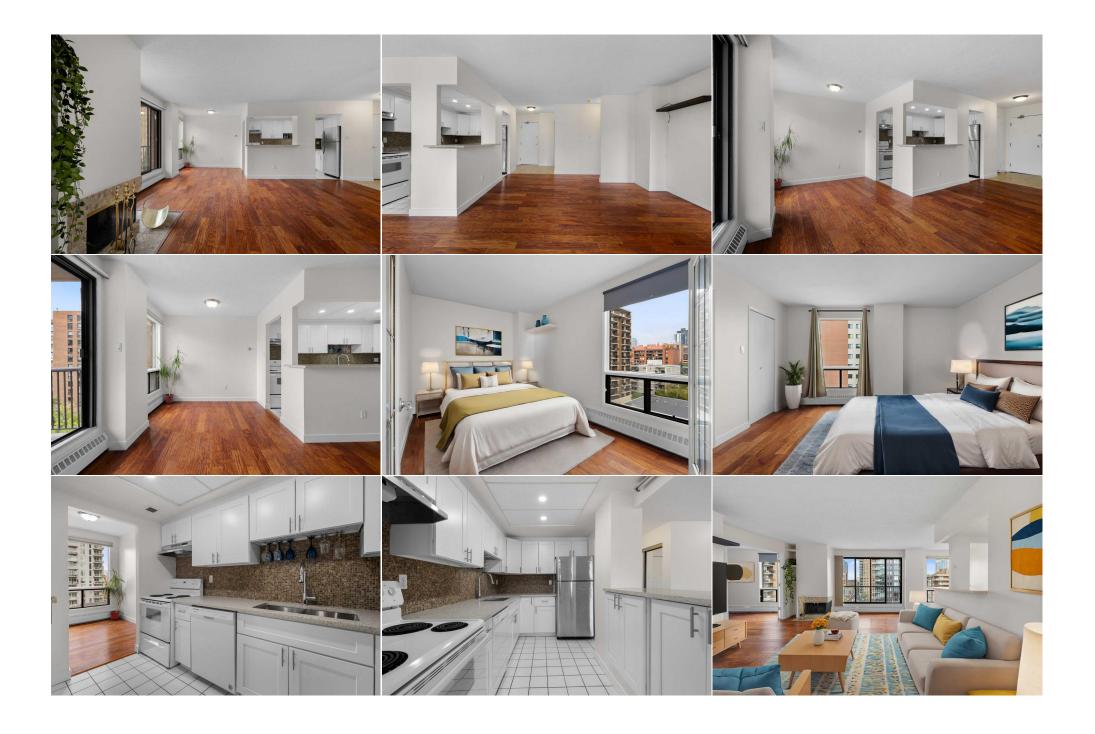
Property Listed By: 2% Realty

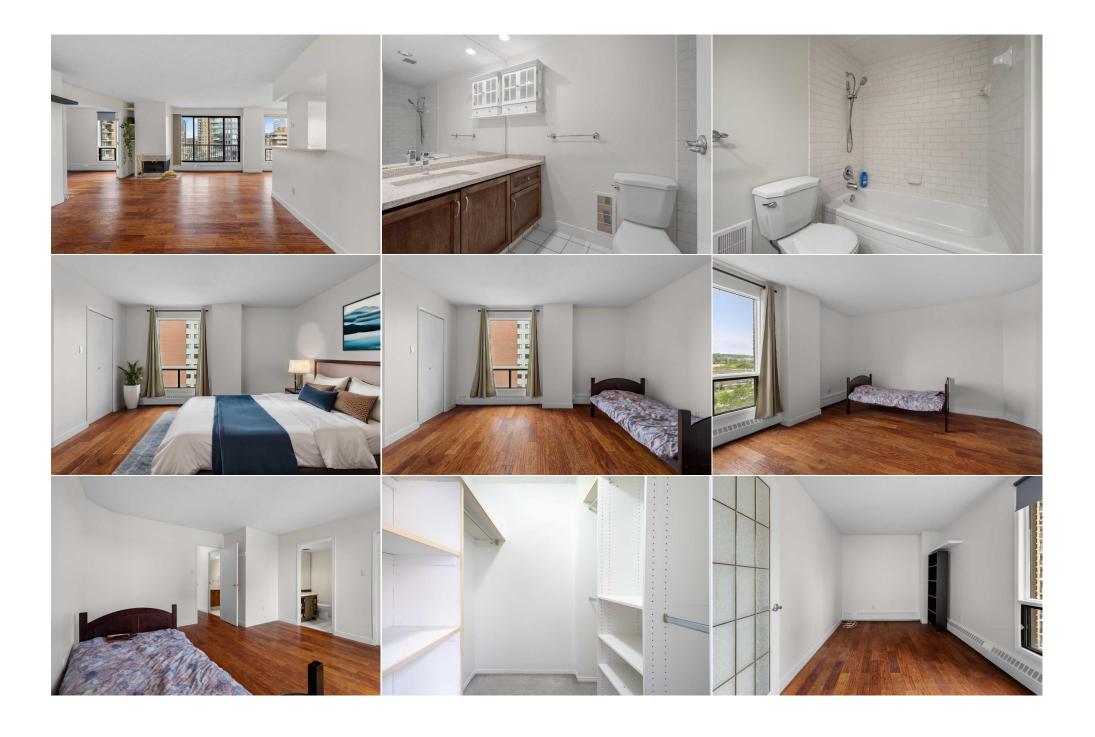
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

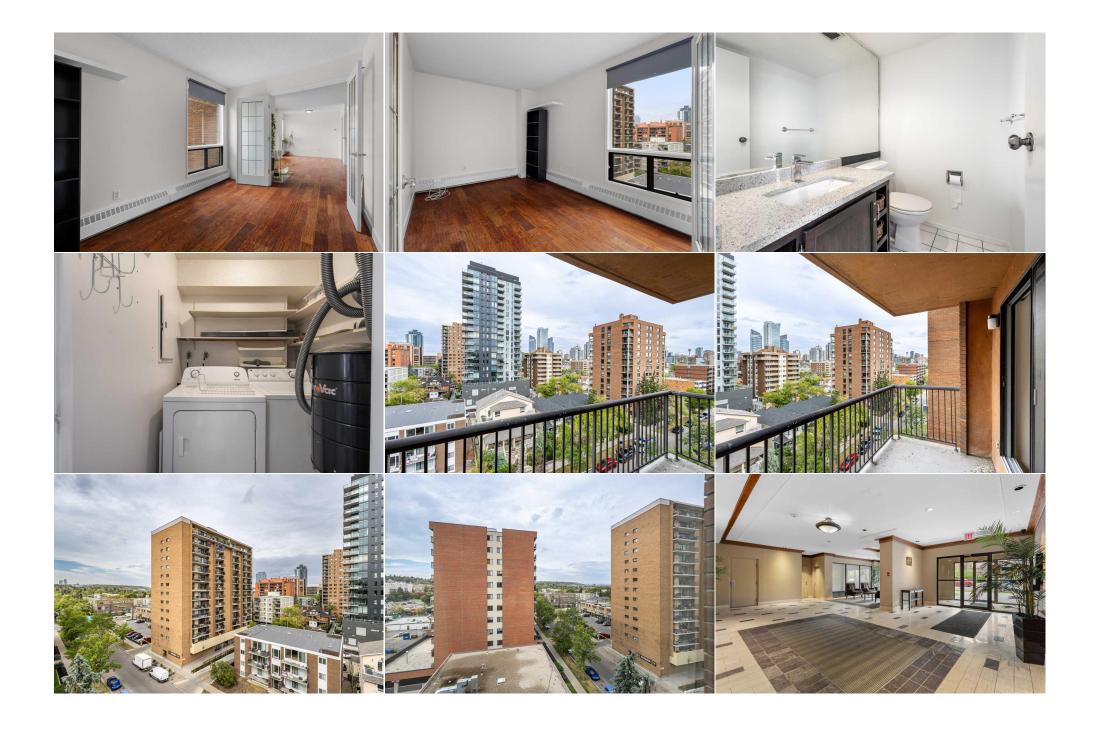














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