



THE
A-TEAM

**RE/MAX
FIRST**

1323 15 Avenue #801, Calgary T3C0X8

MLS® #: **A2165011**

Area: **Beltline**

Listing Date: **09/11/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

DOM

70

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Enclosed,Parkade,Secured,Stall,Underground

Utilities and Features

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

Construction: **Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 12`11"
Dining Room	Main	7`4" x 8`9"
Laundry	Main	5`3" x 5`3"
Bedroom - Primary	Main	13`5" x 13`11"
Walk-In Closet	Main	5`8" x 5`8"
2pc Ensuite bath	Main	5`8" x 4`7"

Room	Level	Dimensions
Kitchen	Main	11`7" x 7`10"
Foyer	Main	6`6" x 5`10"
Balcony	Main	5`2" x 11`0"
Bedroom	Main	13`3" x 8`8"
4pc Bathroom	Main	4`11" x 8`10"

Legal/Tax/Financial

Condo Fee:
\$691

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8110076**

Remarks

Pub Rmks: **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**
Property Listed By: **2% Realty**

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









