



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**616 15 Avenue #203, Calgary T2R 0R5**

MLS® #: **A2166428**

Area: **Beltline**

Listing Date: **10/01/24**

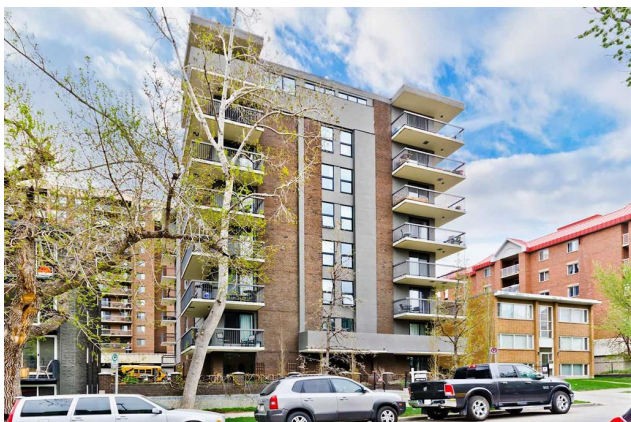
List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Finished Floor Area

Abv Sqft: **930**  
Low Sqft:  
Ttl Sqft: **930**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**124**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Electric**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Concrete**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`4" x 4`10"
Kitchen	Main	9`10" x 10`3"
Living Room	Main	13`2" x 16`7"
Bedroom	Main	9`1" x 10`7"

Room	Level	Dimensions
Laundry	Main	4`0" x 8`3"
Dining Room	Main	7`5" x 8`10"
Bedroom - Primary	Main	10`7" x 13`3"
4pc Bathroom	Main	4`11" x 9`5"

Legal/Tax/Financial

Condo Fee:  
**\$691**

Title:  
**Fee Simple**

Zoning:  
**CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **7911004**

Remarks

Pub Rmks: **Enjoy relaxed living in the heart of the popular and trendy 17th Ave district! This spacious and inviting 2-bedroom corner unit boasts a generous wrap-around balcony, providing an abundance of natural light and creating a bright and welcoming space. This updated unit is large (at just under 1000 square feet) and features an open-concept living, dining, kitchen area and laminate flooring throughout. The master bedroom is generously sized, easily accommodating a king-sized bedroom set, while the second bedroom is also large and versatile for various uses. Both bedrooms have closets with custom, built-in shelving. The unit offers the convenience of a large in-suite laundry/storage room and a 4-piece bathroom. The kitchen is highly functional with plenty of counter and cupboard space, a large pantry, and stainless steel appliances. Additionally, the unit has a secure, heated underground parking stall, main floor storage locker, and access to a separate bike storage room for added convenience. This apartment offers a complete lifestyle!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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

