

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 Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

DOM
90
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** Construction: **Brick,Concrete**
 Heating: **Baseboard,Electric** Flooring: **Laminate,Tile**
 Sewer: Ext Feat: **None** 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	Room	Level	Dimensions
Entrance	Main	3`4" x 4`10"	Laundry	Main	4`0" x 8`3"
Kitchen	Main	9`10" x 10`3"	Dining Room	Main	7`5" x 8`10"
Living Room	Main	13`2" x 16`7"	Bedroom - Primary	Main	10`7" x 13`3"
Bedroom	Main	9`1" x 10`7"	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







