



THE
A-TEAM

**RE/MAX
FIRST**

601 15 Avenue #1, Calgary t2r 0r4

MLS® #: **A2167248** Area: **Beltline** Listing Date: **09/19/24** List Price: **\$325,900**
 Status: **Active** County: **Calgary** Change: **-\$4k, 03-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1995**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **428**
 Low Sqft:
 Ttl Sqft: **428**

DOM

135
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Private Entrance, Uncovered Courtyard**

Construction: **Mixed, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Primary Downstairs, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`9"	Kitchen	Main	10`9" x 7`3"
Dining Room	Main	13`7" x 6`10"	Laundry	Basement	7`3" x 5`7"
Furnace/Utility Room	Basement	4`11" x 3`7"	Walk-In Closet	Basement	11`2" x 6`10"
Bedroom - Primary	Basement	10`5" x 9`3"	Bedroom	Basement	10`4" x 9`7"
4pc Bathroom	Basement	8`6" x 4`11"			

Legal/Tax/Financial

Condo Fee: \$522	Title: Fee Simple Fee Freq: Monthly	Zoning: CC-MH
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Legal Desc: **9610129**

Remarks

Pub Rmks: **LOCATION!!! AMAZING INVESTMENT as a revenue property or live in. Spacious unit (2 levels), total 900 sq ft. Bright corner unit STEPS FROM 17 Ave and the RED MILE!!, Windows on TWO sides and hardwood throughout the main living room and kitchen area. Corner gas fireplace, large dining area and well planned kitchen. Lower level has two large bedrooms. Master has a private patio and MASSIVE walk-in closet. Downstairs laundry room and furnace/storage room. AMAZING LOCATION one block behind Calgary's hottest bars and restaurants. One UNDERGROUND HEATED assigned parking spot and storage locker. A GREAT investment opportunity!**

Inclusions:
Property Listed By: **window coverings
Exclusive Home Sales (1973)Ltd**

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









