



THE
A-TEAM

**RE/MAX
FIRST**

188 15 Avenue #1906, Calgary T2R 1S4

MLS® #: **A2170559**

Area: **Beltline**

Listing Date: **10/03/24**

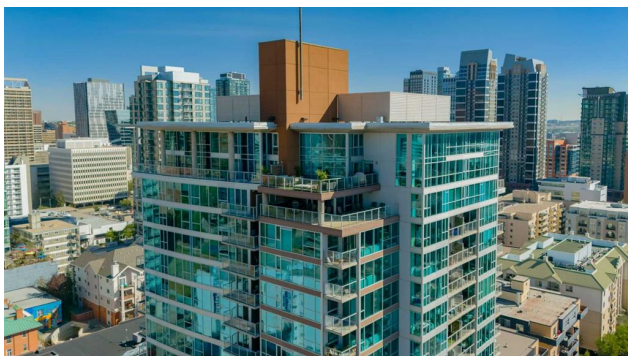
List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

18
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Concrete, Glass**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`4" x 5`6"
Dining Room	Main	9`1" x 11`3"
Laundry	Main	4`11" x 4`11"

Room	Level	Dimensions
Bedroom - Primary	Main	9`8" x 16`2"
Kitchen	Main	8`1" x 9`0"
Living Room	Main	16`0" x 23`2"

Legal/Tax/Financial

Condo Fee: **\$576**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-COR**

Legal Desc: **0611858**

Remarks

Pub Rmks: **Oh I assure you, life is more than fine in the Beltline! Discover all that Chocolate by Battistella has to offer and find out how you can live your best inner-city life in the heart of the super sought after and vibrant Beltline community. This architectural gem boasts a sleek, modern glass aesthetic on the outside and dramatic interiors on the inside. Soak in the natural light and breathtaking West facing views as you take in the awe-inspiring Rocky Mountains and downtown cityscape from this move in ready, air conditioned, sub-penthouse 19th floor unit through it's industrial floor to ceiling windows. With over 834 well appointed square feet this extremely functional open floor plan is ideal for those who love to host and entertain as the kitchen with breakfast bar overlooks the ample sized living and dining spaces so the chef can be included in the conversation while they create their dishes. Those working from home as well as those looking to have a space for working out/yoga practice or their various hobbies will love having the den/flex space just off the living room while still enjoying the phenomenal views. The primary bedroom is a great size with a large closet and window overlooking the balcony. A separate laundry/storage room and a 4 piece bath with soaker tub round out the floors offerings. The inviting balcony can be found just off the dining area and is the perfect place to relax and eat al fresco as you gaze out at the incredible panoramic vistas and bask in the ambience of the City around you as the sunsets. The building also features a rooftop patio/terrace for those wanting to expand their guest lists as well as a party space and bicycle storage. You'll love leaving your car at home in your secure, heated underground parking stall while you check out all that Inner-city living has to offer including perusing trendy boutiques, meeting family/friends at one of the many raved about restaurants or pubs, attending local festivals, sporting events and concerts. Calgary's most popular areas including the Stampede Grounds, Mission District, 17th/Stephen Avenues as well as historical Inglewood and Ramsay are all within minutes from what could soon be your home base. For those who love to run, walk or cycle, the Bow River Pathway system is just a few mins away and there are several parks in the area. There's easy access to transit and C-train stations and several main routes close by making for an easy commute to the Downtown core and all around the City. For those wanting to escape the daily grind you can easily head out west along nearby Bow Trail and enjoy a mountain adventure whenever the mood strikes with the lock it and leave it mentality of a condo. If you've been looking for a place to call home or for a property to add to your investment portfolio then look no further, this is the one for you.**

Inclusions: n/a
Property Listed By: CIR Realty

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



