



THE
A-TEAM

**RE/MAX
FIRST**

108 15 Avenue #203, Calgary T2G 5R9

MLS® #: **A2170852**

Area: **Beltline**

Listing Date: **10/04/24**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

78

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: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Stucco

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`0" x 6`3"
Dining Room	Main	5`9" x 10`2"
Bedroom - Primary	Main	10`7" x 11`5"
Laundry	Main	5`9" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 11`0"
Living Room	Main	11`7" x 12`1"
Bedroom	Main	9`3" x 10`8"
3pc Bathroom	Main	7`4" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$514

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **0213028**

Remarks

Pub Rmks: **This well-sought-after unit, situated on the Second floor of The Solarium building, offers two bedrooms, The Bathroom features a full-sized stand-up shower with access to the primary room, unit also features private in-suite laundry and ample closet and storage space. The kitchen provides generous counter space, numerous cabinets, and a pantry, while the open-concept layout is accentuated by copious natural light entering through the expansive windows and upgraded engineered hardwood flooring (both updated in 2021). During warmer months, enjoy entertaining on the oversized deck off the living room facing east and an additional balcony off the dining room equipped with a gas line, facing south, while a gas fireplace provides warmth during cooler months. The location boasts an excellent walk score, with the new BMO Centre and Saddledome a brief walk away, along with 17th Avenue shops and dining nearby, and convenient access to the downtown core. Building near C-Train will make your morning commute a dream. This solid concrete building presents an exceptional opportunity to invest in property within the dynamic city of Calgary.**

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

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







