



THE
A-TEAM

**RE/MAX
FIRST**

1602 12 Avenue, Calgary T3C 0R2

MLS®#: **A2171057**

Area: **Sunalta**

Listing Date: **10/17/24**

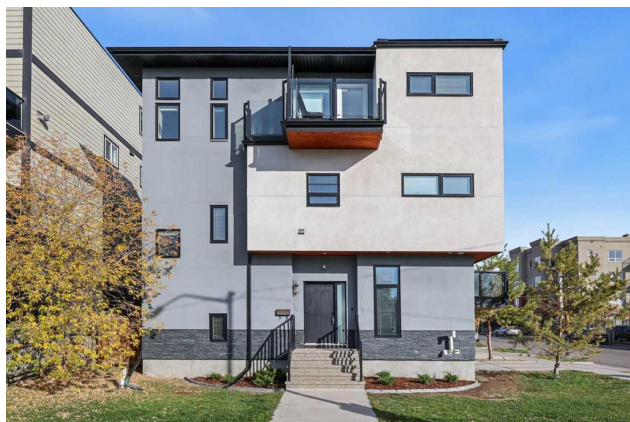
List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,597**
Low Sqft:
Ttl Sqft: **1,597**

Lot Information

Lot Sz Ar: **1,506 sqft**
Lot Shape:

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Access:

Lot Feat: **Corner Lot,Rectangular Lot,Views**
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Cedar,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 8`7"	Kitchen	Main	14`3" x 12`5"
Dining Room	Main	12`5" x 7`3"	Bedroom	Main	10`7" x 9`0"
Laundry	Main	5`6" x 5`1"	Bedroom - Primary	Second	10`3" x 10`1"
5pc Ensuite bath	Second	10`7" x 8`11"	Bedroom	Second	13`2" x 8`8"
5pc Bathroom	Second	12`4" x 4`11"	Foyer	Lower	14`5" x 6`0"
2pc Bathroom	Lower	6`11" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
M-C2

1710517

Remarks

Pub Rmks:

Introducing URBAN 15, a contemporary luxury triplex in the heart of Sunalta, one of Calgary's most vibrant and sought-after neighbourhoods. This exclusive end unit offers a seamless blend of modern design and upscale finishes, making it a standout in urban living. The thoughtfully designed 2.5-story home provides an innovative layout that includes three spacious bedrooms and three stylish bathrooms, each crafted to enhance comfort and elegance. The noteworthy Hydromassage bathtub in the master bedroom ensuite allows you to unwind after a long day. The home is flooded with natural light thanks to the soaring 14-foot ceilings and energy-efficient triple-pane windows. Central air conditioning ensures a perfect indoor climate year-round. Notably, the design includes two private balconies with stunning city views, ideal for relaxing or entertaining. A cozy, built-in fireplace adds warmth to the living area, creating an inviting atmosphere. The open-concept kitchen is truly a chef's dream, with a luxurious waterfall quartz island, high-end stainless steel appliances, and sleek engineered hardwood flooring. Soft carpeting further adds comfort to the bedrooms and upper levels. The convenience of a private, attached single-car garage provides both security and ease for the homeowner. Outside, enjoy a beautifully landscaped, low-maintenance front yard featuring mature trees, shrubs, and an irrigation system. What sets URBAN 15 apart from many other urban developments is there are NO CONDO FEES! Each unit is independently responsible for its own insurance, utilities, and maintenance, offering a greater sense of ownership and autonomy. Sunalta's location is unmatched. The Sunalta C-Train station is just a 5-minute walk away, offering seamless access to the rest of the city. You're also surrounded by a variety of trendy cafes, boutique shops, and top-rated restaurants, making it easy to explore the local scene. For recreation, the Calgary Tennis Club is just a few blocks away, and outdoor enthusiasts will love the proximity to river pathways and bike trails. This property perfectly balances luxury and convenience in one of Calgary's most walkable and well-connected neighbourhoods. This home is perfect for those who value luxury, convenience, and an active urban lifestyle. For those considering the home as an income property, URBAN 15 has proven rental potential. The property recently generated \$27,782 over a three-month period as an Airbnb, showcasing its strong short-term rental appeal.

Inclusions:
Property Listed By:

N/A
Real Broker

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



