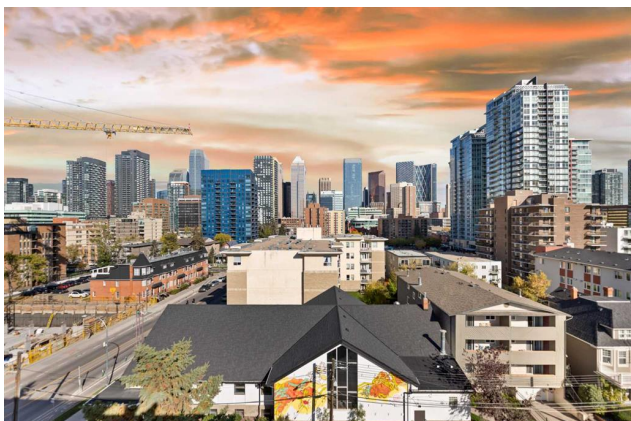




235 15 Avenue #701, Calgary T2R 0P6

MLS®#: **A2171113** Area: **Beltline** Listing Date: **10/07/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,124**
 Low Sqft:
 Ttl Sqft: **1,124**

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

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction:
 Heating: **Hot Water** **Brick, Concrete**
 Sewer: Flooring:
 Ext Feat: **Balcony** **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Elevator, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`8" x 6`7"	Living Room	Main	19`0" x 13`8"
Kitchen	Main	16`1" x 9`0"	Bedroom - Primary	Second	14`5" x 12`11"
Bedroom	Second	14`5" x 13`3"	3pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Laundry	Second	3`6" x 2`8"
Storage	Second	4`11" x 3`3"	Balcony	Second	18`11" x 10`10"
Balcony	Main	15`3" x 5`0"	Balcony	Main	10`0" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$812

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8111099**

Remarks

Pub Rmks: **Welcome to this pet-friendly, stunning two-level penthouse condo offering a perfect blend of luxury and city living with underground parking. Featuring 2 spacious bedrooms and 2 modern bathrooms, this condo boasts spectacular downtown views from not one, but two corner balconies, perfect for enjoying your morning coffee or unwinding after a long day. The bright and open main level features a stylish living area with a cozy gas fireplace that seamlessly connects to the well-appointed kitchen, complete with ample counter space, breakfast bar and modern appliances. Upstairs, the large bedrooms provide comfortable retreats, while in-suite laundry adds convenience to your daily routine. With breathtaking views, two outdoor spaces, and a prime downtown location, this penthouse condo offers the ultimate urban lifestyle. Don't miss the chance to call this spectacular home your own—schedule your private tour today!**

Inclusions:
Property Listed By: **NA**
RE/MAX Landan Real Estate

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







