



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1330 15 Avenue #801, Calgary T3C 3N7**

MLS® #: **A2171788**

Area: **Beltline**

Listing Date: **10/08/24**

List Price: **\$232,900**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1974**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **561**  
Low Sqft:  
Ttl Sqft: **561**

DOM

**56**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 11`2"	Kitchen With Eating Area	Main	11`6" x 7`10"
Bedroom - Primary	Main	11`7" x 10`9"	4pc Bathroom	Main	7`11" x 4`11"
Laundry	Main	2`11" x 2`6"			

Legal/Tax/Financial

Condo Fee: <b>\$430</b>	Title: <b>Fee Simple</b>	Zoning: <b>CC-COR</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **9610377**

Remarks

Pub Rmks: **Welcome to this beautifully renovated urban retreat, located in a well-maintained concrete high-rise building! Featuring a stylish, modern kitchen equipped with stainless steel appliances, dark wood cabinetry, and elegant granite countertops. The sleek backsplash adds a luxurious touch, and the open-concept layout provides a spacious feel with gorgeous floors that flow throughout the living area. Unit comes with 1 assigned parking stall and condo fees include utilities. Located in a prime neighbourhood, this condo offers convenient access to urban amenities while providing a serene space to call home. Don't miss out on this opportunity to live in style!**

Inclusions:  
Property Listed By: **N/A**  
**Real Estate Professionals Inc.**

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











