



THE
A-TEAM

**RE/MAX
FIRST**

312 15 Avenue #302, Calgary T2E1H2

MLS®#: **A2172381**

Area: **Crescent Heights**

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

List Price: **\$199,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1963**

Finished Floor Area
Abv Sqft: **615**
Low Sqft:
Ttl Sqft: **615**

DOM

41
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:
Park Feat: **None,On Street**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 6`0"
Dining Room	Main	8`5" x 6`3"
Living Room	Main	11`1" x 17`9"

Room	Level	Dimensions
Bedroom	Main	13`1" x 10`11"
Kitchen	Main	8`0" x 7`5"

Legal/Tax/Financial

Condo Fee:
\$486

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2**

Monthly

Legal Desc: 0713255

Remarks

Pub Rmks: **What a amazing opportunity to own your own home at this fantastic price! Located in the Beautiful community of Crescent Heights this top floor corner condo is Pet friendly and located close to so many amenities such as Restaurants, shopping, Grocery stores etc. It is ideal for commuting to downtown, Sait, Foothills Hospital, U of C and so much more. This home is bright and spacious featuring updates such as quartz countertops, stainless steel appliances and newer laminate flooring. There is plenty of counterspace and cabinets in the roomy kitchen which features stainless steel appliances, a dining area, large living room, good sized bedroom with 2 closets, 4pc bathroom and no need to go to the laundromat with your own stackable washer and dryer. This is a concrete building making the unit nice and quiet. You won't want to miss out on this Gem!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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





