



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #2604, Calgary T2G0B5

MLS®#: **A2172617**

Area: **Beltline**

Listing Date: **10/12/24**

List Price: **\$415,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **950**

Low Sqft:

Ttl Sqft: **950**

DOM

5

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof: **Forced Air**

Heating: **Forced Air**
Sewer: **Balcony, BBQ gas line**

Construction: **Brick, Concrete**

Flooring: **Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Laminate Counters**

Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$595

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0814554

Remarks

Pub Rmks: Experience elevated urban living in this stunning 26th-floor corner unit of the prestigious Vetro building - ideal for all those looking to embrace the vibrant downtown lifestyle. Conveniently located within walking distance of 17th Ave, the Mission district, and the Stampede grounds, this luxury condo offers unbeatable city access. The bright and airy interior boasts floor-to-ceiling windows that flood the space with natural light, offering sweeping views of the city to the north and Stampede Park to the east. The open-concept layout features a sleek, modern kitchen equipped with stainless steel appliances, granite countertops, and an island with a breakfast bar. You'll enjoy the privacy of two master bedrooms, each with walk-through closets and ensuite bathrooms, positioned on opposite sides of the unit - perfect for hosting guests or sharing with a roommate. Additional highlights include a spacious in-suite laundry room with extra storage, a balcony with a BBQ hookup, and a heated underground parking stall. The Vetro building offers impressive amenities, including visitor parking, a fully equipped fitness center, concierge services, 24/7 security, a recreation room with billiards, a theater room, an outdoor courtyard, and a relaxing jacuzzi/sauna. Incredible location & incredible value. Book your showing today!

Inclusions: n/a
Property Listed By: RE/MAX First

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









