



THE
A-TEAM

**RE/MAX
FIRST**

188 15 Avenue #1504, Calgary T2R 1S4

MLS®#: **A2174233** Area: **Beltline** Listing Date: **10/20/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,119**
 Low Sqft:
 Ttl Sqft: **1,119**

DOM

44

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete**
 Flooring: **Concrete,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7' 8" x 5' 0"	Kitchen	Main	11' 1" x 10' 4"
Living Room	Main	13' 0" x 19' 0"	Dining Room	Main	8' 7" x 7' 1"
Bedroom	Main	9' 0" x 9' 3"	Bedroom - Primary	Main	10' 9" x 22' 4"
3pc Ensuite bath	Main	10' 3" x 5' 5"	4pc Ensuite bath	Main	5' 6" x 9' 0"

Legal/Tax/Financial

Condo Fee: **\$720** Title: **Fee Simple** Zoning: **CC-COR**

Fee Freq:
Monthly

Legal Desc: **0611858**

Remarks

Pub Rmks: **Public Open House this Saturday, the 23rd of November, 2.00-4.00 p.m. ***Welcome to this contemporary 2 large bedrooms and 2 full baths corner unit in Chocolate (concrete, residential high rise) that features new flooring and a new coat of paint throughout. The floor-to-ceiling industrial steel framed windows revealing panoramic south views and a spectacular Rocky Mountain view and a Downtown skyline. The open concept kitchen is fully upgraded with stainless steel appliances, granite counter-top with a raised breakfast bar and tall kitchen cabinets offering tons of storage space. Large master bedroom comes with a walk-through closet and an En-suite master bathroom. The second bedroom also offers great space and views. There is an in-suite laundry room with plenty of storage space as well, a corner balcony with gas BBQ hookup, central A/C, and one titled underground parking stall. All of that conveniently located within a close proximity to the LRT train station, The Stamped Grounds, Repsol Leisure Center, Sunterra Fresh Food Market, Starbucks Coffee shops and a walking distance to the City Core. Rarely offered unit for sale in Chocolate, this well built by Battistella Highrise, it won't last on a market for long. Book your showing today and make it your home this spring!**

Inclusions:
Property Listed By: **none
Grand Realty**

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







