

1330 15 Avenue #605, Calgary T3C3N7

MLS®#: **A2174484** Area: **Beltline** Listing **10/24/24** List Price: **\$253,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$6k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **631**
 Low Sqft:
 Ttl Sqft: **631**

DOM
27
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$462** Title: **Fee Simple** Zoning: **CC-COR**

Fee Freq:
Monthly

Legal Desc: **9610377**

Remarks

Pub Rmks: **PROFESSIONAL RENOVATIONS JUST COMPLETED! QUALITY FINISHINGS AND DESIGNER STYLE await you! ELECTRICITY INCLUDED IN THE LOW CONDO FEES. Be the first to live here. Ready and waiting for a new owner!. This beautiful spacious 1 bedroom condo boasts 632 square feet and features a LARGE open living area, a large bedroom and a designer 4 piece bath. INSUITE LAUNDRY TOO with a new washer/dryer combo. Additional common laundry on site if needed. This home has 1 assigned parking spot in the underground heated and secure parkade. The large balcony is spacious for entertaining and relaxing. This home features a designer kitchen that will thrill the chef in the family. Upgraded NEW stainless steel appliances including a range with air fryer functionality and new 1 ¼" quartz countertops. All appliances come with warranties. Beautiful luxury vinyl plank waterproof flooring and gorgeous wallpapered feature walls with built-in floating shelves and floating cabinets take this home to another level. New designer LED lighting throughout. New black out cellular blinds included. PETS WELCOME! 1 dog or 1 cat (max weight 35 lbs). Well maintained building with a large common area foyer and 2 elevators. Leave your car at home! Walk everywhere! A must see property! Book your appointment today!!**

Inclusions:
Property Listed By: **Shower curtain and rod, bathroom shelving unit, 2 round mirrors
Real Estate Professionals Inc.**

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





