



THE
A-TEAM

**RE/MAX
FIRST**

114 15 Avenue #607, Calgary T2R 0P5

MLS® #: **A2175040**

Area: **Beltline**

Listing Date: **12/05/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,291**

Low Sqft:

Ttl Sqft: **1,291**

DOM

16

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Granite Counters,Kitchen Island,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`11" x 10`8"	Living Room	Main	18`0" x 12`11"
Bedroom	Main	11`7" x 10`11"	Bedroom - Primary	Main	21`2" x 11`9"
Dining Room	Main	18`1" x 10`4"	4pc Ensuite bath	Main	9`6" x 5`7"
4pc Bathroom	Main	8`11" x 5`9"	Laundry	Main	7`11" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$728

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **0010171**

Remarks

Pub Rmks: **Step into the vibrant heart of Calgary's Beltline community and discover the Mackenzie building, where urban living meets upscale comfort. Nestled just moments away from the bustling streets teeming with top-tier restaurants, eclectic retail outlets, and essential services, this residence offers a slice of city living at its finest. Boasting nearly 1,300 square feet of luxurious living space, this unit transcends the typical apartment experience. Prepare to be captivated by the expansive primary bedroom, complete with a spacious walk-in closet and a lavish 4-piece ensuite bathroom. A versatile second bedroom awaits, perfect for accommodating guests or crafting your ideal home office retreat. The living area exudes an inviting ambiance with its seamlessly integrated open floor plan, connecting the living and dining spaces with the stylish kitchen. Bathed in natural light from its sun-drenched southern exposure, this residence offers a tranquil sanctuary atop its sturdy concrete foundation, and also enjoys central air to stay cool during the upcoming summer months! Storage solutions abound, from the ample front walk-in closet to the ingenious laundry room, ensuring every item finds its place with ease. Meticulously maintained and showcasing a flawless 10/10 rating, this unit epitomizes refined urban living in one of central Calgary's most coveted locations. Moreover, indulge in the convenience of an exceptional walk score, where every amenity is just a leisurely stroll away. And to top it all off, enjoy the peace of mind provided by titled underground parking, ensuring your vehicle stays safe and secure in the heart of the city. Welcome home to the epitome of Beltline sophistication.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







