



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1524 15 Avenue #302, Calgary T3C 0X9**

MLS® #: **A2177432**      Area: **Sunalta**      Listing Date: **11/08/24**      List Price: **\$259,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1969**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Off Street,Stall,Unassigned**  
 Utilities and Features

Finished Floor Area

Abv Sqft: **880**  
 Low Sqft:  
 Ttl Sqft: **880**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 14`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`4" x 14`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$611**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq: **Monthly**

Legal Desc: **0511631**

Remarks

Pub Rmks:

**Welcome to the Venetian! A peaceful corner of the vibrant downtown Calgary. Discover affordable living in this large two-bedroom condo boasting an inviting south-facing balcony with an abundance of natural light. Renovation was done back a few year ago, newer kitchen, including stainless steel appliances, long kitchen counter, modern cabinets and pantry, High end Vinyl flooring throughout the whole unit. The open concept floor plan allows for a comfortable living and dining area, providing an ideal space for hosting intimate gatherings or casual meals. Huge balcony with glazed glass overlooks the tree-lined streets. Unassigned parking stalls are available at the rear of the building and lots of free on-street parking. The famous Western Canada High School is the designed high school for this area! Enjoy easy access to 17 Avenue, Crowchild Trail, 14th Street, and the West Sunalta LRT station. The neighborhood has high walk scores, a stones throw away from paths, parks, pubs, restaurants and public transportation. You can easily connect to all the cultural, entertainment, and business hubs that downtown Calgary has to offer. This truly is a gem you do not want to miss! Condo allows 2 cats or 2 dogs. Coin-operated laundry room on the lower level and in unit laundry can be installed with board approval.**

Inclusions:

**N/A**

Property Listed By:

**YMK Real Estate & Management Inc.**

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







