

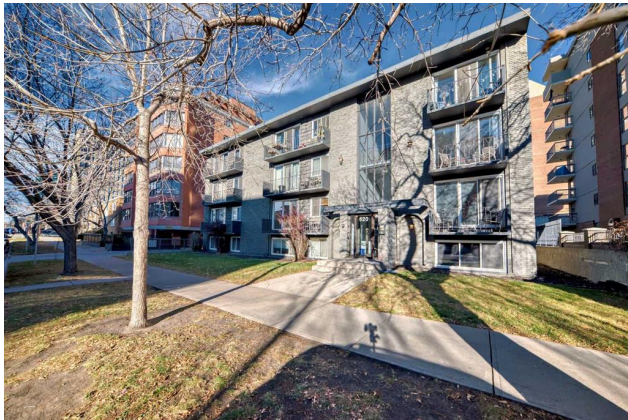


THE
A-TEAM

**RE/MAX
FIRST**

620 15 Avenue #104, Calgary T2R 0R5

MLS® #: **A2178067** Area: **Beltline** Listing Date: **11/22/24** List Price: **\$189,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1970**

Lot Information

Lot Sz Ar:
 Lot Shape:

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

Finished Floor Area

Abv Sqft: **605**
 Low Sqft:
 Ttl Sqft: **605**

DOM

61
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat** Construction: **Brick,Concrete**
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bar,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`7" x 3`5"	Kitchen	Main	8`4" x 8`5"
Dining Room	Main	8`4" x 6`3"	Living Room	Main	17`4" x 11`11"
4pc Bathroom	Main	7`0" x 4`10"	Bedroom - Primary	Main	12`1" x 8`11"
Laundry	Main	4`8" x 1`11"			

Legal/Tax/Financial

Condo Fee: **\$459** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **0712098**

Remarks

Pub Rmks: **This centrally located 1-bedroom below-grade condo is within close proximity to 17th Avenue and all the wonderful restaurants and shopping it offers. The open floor plan includes a spacious living room with enough space for a computer desk, perfect for working from home. The kitchen is open to the living area and features maple cabinets, plenty of counter space, and stainless-steel appliances. The unit has tile and carpeted floors, although the carpet does need to be replaced. The bedroom is spacious and has double closets for extra storage. A 4-piece bathroom, in-suite laundry, and one assigned parking stall #17 complete the unit. Just a three-minute walk from the 201 Red Line - Somerset - Bridlewood/Tuscany CTrain and the 202 Blue Line - Saddletowne/69 Street CTrain at the WB 4 Street SW Station (TD Free Fare Zone) stop. Nearby parks include Courthouse Park, Central Memorial Park, and Beaulieu Gardens. NOTE: There has been some water damage from the unit below, and condo insurance is managing the repairs. The full repair plan is still being finalized.**

Inclusions:
Property Listed By: **Window coverings
Coldwell Banker Mountain Central**

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

