



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:

**Residential
Apartment
Calgary
1970**

Finished Floor Area

Abv Sqft: **605**

Low Sqft:

Ttl Sqft: **605**

Assigned,Stall

DOM

29

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Flat**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile**
Water Source:
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







