



THE A-TEAM

RE/MAX FIRST

188 15 Avenue #306, Calgary T2R 1S4

MLS#: A2178169 Area: Beltline Listing: 11/08/24 List Price: \$319,900
Status: Pending County: Calgary Change: -\$5k, 12-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2006

Lot Information

Lot Sz Ar:
Lot Shape:
Access:
Lot Feat:
Park Feat: None

Finished Floor Area
Abv Sqft: 714
Low Sqft:
Ttl Sqft: 714

DOM

125
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Brick, Concrete, Metal Siding, Stucco
Flooring: Concrete, See Remarks
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Dining Room, Office, Walk-In Closet, Living Room, Laundry, Kitchen With Eating Area, 4pc Bathroom, Bedroom - Primary, and Balcony.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$417

Fee Simple

CC-COR

Fee Freq:

Monthly

Legal Desc: 0611858

Remarks

Pub Rmks: **This gorgeous modern condo is a short walk to 17th Avenue, 4th Street, Stampede grounds/BMO Centre, LRT, Restaurants and all the amenities and attractions of the downtown core. You'll love the breathtaking views through the huge floor to ceiling windows or this lovely corner unit. Sun streams in the windows during the day but the beauty of the city lights are enjoyed in the evening. This lovely open plan features polished acid washed concrete floors, a spacious kitchen with large island/eating bar, a separate dining area, office nook, and living room with wall to wall and corner windows and a door to the balcony. The bathroom sports a vessel sink, soaker tub and door to the beautiful Master Bedroom. The Laundry Room houses new high end washer and dryer and has plenty of storage space. This home has just been newly painted, is air-conditioned and has access to a terrace with a gas bbq outlet. Vacant and available for immediate occupancy. You'll love it!**

Inclusions:

none

Property Listed By:

Royal LePage Solutions

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











