



THE
A-TEAM

**RE/MAX
FIRST**

188 15 Avenue #306, Calgary T2R 1S4

MLS® #: **A2178169** Area: **Beltline** Listing **11/08/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 02-Dec** Association: **Fort McMurray**



General Information

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

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

DOM

43
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

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

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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`6" x 6`6"	Laundry	Main	4`0" x 9`1"
Dining Room	Main	7`9" x 11`0"	Kitchen With Eating Area	Main	13`2" x 8`7"
Office	Main	2`0" x 4`1"	4pc Bathroom	Main	9`9" x 5`5"
Walk-In Closet	Main	4`5" x 7`10"	Bedroom - Primary	Main	10`4" x 10`1"
Living Room	Main	13`4" x 13`2"	Balcony	Main	11`0" x 5`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$417

Fee Simple
Fee Freq:
Monthly

CC-COR

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











