



THE
A-TEAM

**RE/MAX
FIRST**

1236 15 Avenue #705, Calgary T3C0X5

MLS® #: **A2178260**

Area: **Beltline**

Listing Date: **11/12/24**

List Price: **\$227,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **620**
Low Sqft:
Ttl Sqft: **620**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

DOM

71

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room
Bedroom - Primary Level **Main** Dimensions **15`1" x 10`6"**
Dining Room Level **Main** Dimensions **7`7" x 5`11"**
4pc Bathroom Level **Main** Dimensions **5`0" x 8`0"**

Room
Eat in Kitchen Level **Main** Dimensions **11`10" x 6`11"**
Living Room Level **Main** Dimensions **13`1" x 11`10"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$507

Fee Simple
Fee Freq:
Monthly

CC-MH

Legal Desc: 9911709

Remarks

Pub Rmks: **UNDENIABLY THE MOST BEAUTIFUL PENTHOUSE IN THE BELTLINE priced under \$250,000! With over 600 square feet of living space this stylish and modern one bedroom, one bathroom condo is a place you will love to call home! Renovated to create a bright and open living space that you will love! Entertain in the spacious living room while cooking dinner in your new gorgeous gourmet kitchen with its beautiful maple cabinets. Perhaps take it outside to the balcony to enjoy the stunning views of Calgary's downtown skyline! The spacious bedroom features a walk large closet and even insuite laundry. Located literally steps away from the Good Earth Coffee Shop, the historic Kalamata Grocery Store and the Galaxy Diner, the location could not be better. Laminate hardwood and ceramic tile floors, and a parking stall complete the package! All this in a PET FRIENDLY building! This is the home you have been dreaming of!**

Inclusions: N/A
Property Listed By: TREC The Real Estate Company

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



