



THE
A-TEAM

**RE/MAX
FIRST**

108 15 Avenue #305, Calgary T3G 5R9

MLS® #: **A2178280**

Area: **Beltline**

Listing Date: **11/09/24**

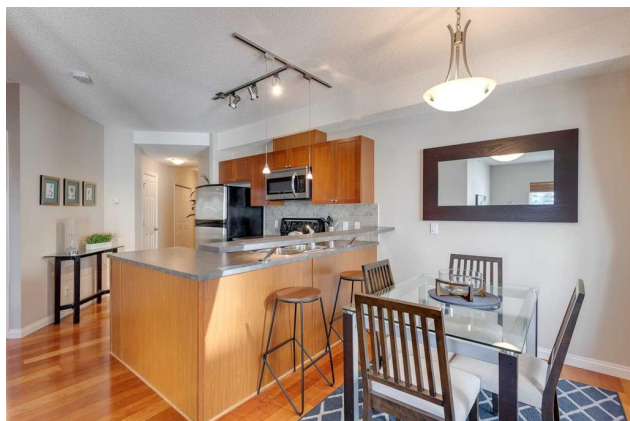
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **738**
Low Sqft:
Ttl Sqft: **738**

Parkade,Stall,Underground

DOM

24
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor,Radiant**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Elevator,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 12`2"	Dining Room	Main	10`3" x 7`4"
Living Room	Main	12`4" x 10`0"	Foyer	Main	8`0" x 7`8"
Laundry	Main	5`6" x 4`0"	Balcony	Main	9`8" x 4`5"
Storage	Main	5`7" x 6`0"	Bedroom - Primary	Main	9`0" x 9`6"
Bedroom	Main	8`5" x 8`0"	4pc Bathroom	Main	7`8" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **0213028**

Remarks

Pub Rmks: **In the heart of downtown, this 2 bed, 1 bath condo is located in a mid sized, boutique style concrete building. This bright and sunny corner unit features an open concept floorplan with gleaming hardwood floors throughout the main living areas. The kitchen is the heart of the main living space, with maple shaker style cabinetry, stainless steel appliances, tile backsplash, a separate pantry and eat up bar for those quick meals on the go. Just off the kitchen is a spacious dining area offering convenient access to the deck (with BBQ gas line). After dinner you can kick back and enjoy a relaxing evening in the adjoining living room with wrap around windows and a cozy gas fireplace. Just down the hall are 2 bedrooms, and a spacious 4pc bathroom. This condo also features in-suite laundry, a spacious storage room, In floor radiant heat (no baseboard heaters taking up valuable floor space), and titled underground parking. This is an excellent opportunity for those looking for a home to call their own, or those looking for an opportunity to own a cash flow positive investment property. The walk score is excellent in this location. The new BMO Centre and Saddledome are minutes away. A quick walk to Mission or 17th Avenue will offer tons of dining options and unique shops to pop in to, and a quick morning commute into the downtown core. This solid concrete building offers an exceptional opportunity to own property in vibrant Calgary.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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



