



THE
A-TEAM

**RE/MAX
FIRST**

1331 15 Avenue #401, Calgary T3C 0X8

MLS®#: **A2178661** Area: **Beltline** Listing **11/16/24** List Price: **\$279,500**
 Status: **Pending** County: **Calgary** Date: Change: **-\$16k, 23-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1973**

Finished Floor Area
 Abv Sqft: **853**
 Low Sqft:
 Ttl Sqft: **853**

DOM

67
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Open Floorplan,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|--------------------|-------------|----------------------|
| Kitchen | Main | 12`6" x 8`6" | Living Room | Main | 17`0" x 14`0" |
| Bedroom - Primary | Main | 13`6" x 12`0" | Bedroom | Main | 11`0" x 10`0" |
| 4pc Bathroom | Main | 9`6" x 5`0" | Laundry | Main | 3`6" x 3`6" |
| Balcony | Main | 14`0" x 4`0" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$574

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 0212648

Remarks

Pub Rmks: **FULLY UPDATED TOP FLOOR CORNER 2-BEDROOM CONDO in an excellent downtown location. This beautifully modernized showstopper has excellent sightlines from the living room through to the kitchen making entertaining and everyday living a delight. The main living area includes gleaming hardwood floors, a corner electric fireplace complete with a mantel to cozy up in front of on winter nights and floor to ceiling windows that lead out onto the balcony. The immaculate Kitchen will be a delight for all your culinary experiences. With granite-look countertops and backsplashes, black double kitchen sink, 4 stainless appliances, ample Maple cabinets that include a built-in wine rack, plus the raised breakfast bar this kitchen makes a statement! With two bedrooms and a full 4-piece bathroom, this home is suitable for a small family, roommates or for someone who works from home and wants to set up an office in the second bedroom. Built in laundry adds to the convenience this home offers. Whether you're cozied up inside with the fireplace or sitting out or barbecuing on the balcony this home opens possibilities. The location has convenient access to all amenities, shops and restaurants, walking and cycling plus free on-street 2 hr. parking. Unit parking is along the east wall . This stunning end unit has been freshly painted in a neutral colour palette and professionally cleaned carpets. Come in and see for yourself.**

Inclusions:

None

Property Listed By:

Real Estate Professionals Inc.

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



