1330 15 Avenue #404, Calgary T3C3N7

MLS®#:	**A2179531**	Area:	**Beltline**	Listing Date:	**11/19/24**	List Price:	**$204,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$5k, 02-Dec**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**			**DOM**	
Sub Type:	**Apartment**			**32**	
City/Town:	**Calgary**	**Finished Floor Area**		**Layout**	
Year Built:	**1974**	Abv Sqft:	**618**	Beds:	**1 (1)**
Lot Information		Low Sqft:		Baths:	**1.0 (1 0)**
Lot Sz Ar:		Ttl Sqft:	**618**	Style:	**Apartment**
Lot Shape:					
				Parking	
				Ttl Park:	**1**
Access:				Garage Sz:	
Lot Feat:					
Park Feat:	**Underground**				

Utilities and Features

Roof:	**Asphalt**	Construction:	
Heating:	**Hot Water,Natural Gas**		**Concrete**
Sewer:		Flooring:	
Ext Feat:	**Balcony**		**Carpet,Laminate,Linoleum**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Dishwasher,Dryer,Electric Oven,Refrigerator,Washer**		
Int Feat:	**No Smoking Home**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**15`10" x 12`3"**	**Kitchen**	**Main**	**12`11" x 8`0"**
4pc Bathroom	**Main**	**8`0" x 8`3"**	**Bedroom**	**Main**	**12`5" x 13`2"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
$430		**Fee Simple**		**CC-COR**
		Fee Freq:		

Legal Desc:	**9610377**

Pub Rmks: **Fantastic one bedroom condo with underground parking and ensuite washer and dryer in an inner city concrete hi-rise close to LRT (Light Rail Transit) and all amenities. Pet friendly building; one cat or one dog up to 35 pounds. Freshly painted ready to move in or perfect for rental property.Serviced by 2 elevators plus easy access intercom directory ringing to your cell phone. East facing (quiet side of the building)lots of natural light but not too hot in the summertime. West side of the building features retail,barber shop,nail salon,restaurant and more. Low condo fees ($429.51) includes electricity,heat and water! Vacant and Easy to show.**

Inclusions: **none**

Property Listed By: **RE/MAX House of Real Estate**

WELLINGTON ESTATES
1330 -15 AVENUE S.W.

COMMERCIAL
1-199 ←

RESIDENTIAL
200-1504 →