



THE
A-TEAM

**RE/MAX
FIRST**

1330 15 Avenue #404, Calgary T3C3N7

MLS® #: **A2179531**

Area: **Beltline**

Listing Date: **11/19/24**

List Price: **\$209,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **618**
Low Sqft:
Ttl Sqft: **618**

DOM

2

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **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
Living Room	Main	15`10" x 12`3"
4pc Bathroom	Main	8`0" x 8`3"

Room	Level	Dimensions
Kitchen	Main	12`11" x 8`0"
Bedroom	Main	12`5" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$430

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-COR**

Legal Desc:	9610377	Monthly	Remarks
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		

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





