



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1311 15 Avenue #301, Calgary T3C 0X8**

MLS® #: **A2179977**

Area: **Beltline**

Listing Date: **11/21/24**

List Price: **\$274,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **974**  
Low Sqft:  
Ttl Sqft: **974**

DOM

**62**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Alley Access,Assigned,Covered,Electric Gate,Off Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 12`5"	Dining Room	Main	9`8" x 7`8"
Kitchen	Main	11`9" x 12`5"	Bedroom - Primary	Main	14`4" x 10`6"
2pc Ensuite bath	Main	4`8" x 4`11"	Bedroom	Main	14`9" x 8`11"
4pc Bathroom	Main	7`7" x 4`10"	Laundry	Main	7`11" x 4`6"
Entrance	Main	9`6" x 4`0"	Balcony	Main	14`1" x 5`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$811

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc:

8211675

Remarks

Pub Rmks:

**Welcome to this beautifully renovated condo, offering nearly 975 sq.ft. of stylish living space! This quiet, east-facing unit is perfectly situated in the vibrant Beltline, just steps away from all the amenities you could want - from trendy restaurants and cafes to shopping, groceries, and the lively nightlife of 17th Ave. Inside, you'll be greeted by a bright and airy open floor plan with fresh paint, and abundant natural light, thanks to the large east and south facing windows. The spacious layout includes an updated and modern open kitchen with sleek stainless steel appliances, modern cabinetry, and a large breakfast bar - perfect for entertaining. The kitchen overlooks the generous living area, creating a seamless flow throughout the space. The primary bedroom is a peaceful retreat with its own 2-piece ensuite, while the second bedroom offers plenty of space for family, guests, or a home office. The 4 piece bathroom ensures you have everything you need, and with a large laundry room with storage and additional storage locker, you won't run out of space for your belongings. This pet-friendly condo (upon approval of the condo board) comes with secure parking for added convenience, and the condo fees cover both heat making it easy to manage your living expenses. Doral Manor is a well-maintained, secure building, with new elevator, providing the ultimate in comfort and convenience. Don't miss your chance to own this gorgeous, move-in-ready condo in one of Calgary's most sought-after neighbourhoods. Schedule your viewing today!**

Inclusions:

n/a

Property Listed By:

CIR Realty

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





