



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**620 15 Avenue #403, Calgary T2R 0R5**

MLS® #: **A2180299**

Area: **Beltline**

Listing Date: **01/06/25**

List Price: **\$243,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1965**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

Finished Floor Area

Abv Sqft: **549**

Low Sqft:

Ttl Sqft: **549**

DOM

**16**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 7' 1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 1" x 10' 9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7' 2" x 6' 3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7' 2" x 9' 5"</b>
<b>Living Room</b>	<b>Main</b>	<b>9' 6" x 19' 9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$417**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-MH**

Legal Desc:

0712098

Monthly

Remarks

Pub Rmks:

**Welcome to this stunning, beautifully updated one-bedroom, one-bathroom condo, perfectly located for those who love vibrant city living. Featuring in-suite laundry, with updated paint and flooring throughout, this home offers a fresh, modern feel with an open-concept layout that's perfect for both relaxing and entertaining. Nestled on the top floor, you'll enjoy peace and quiet along with fantastic natural light coming off your private balcony. The spacious living area seamlessly flows into the kitchen, making the most of the space. Convenience is key with assigned parking, so you never have to worry about finding a spot. You'll also love the short walk to trendy 17th Avenue, known for its eclectic shops, restaurants, and nightlife, as well as proximity to the Saddledome and Stampede Grounds; Ideal for sports fans and concert-goers alike. Commuting is a breeze with a seven minute walk to the C-Train, providing quick and easy access to the rest of the city. This condo is perfect for anyone looking for a move-in ready home in one of Calgary's most sought-after locations. Don't miss your chance to own this gorgeous condo. Schedule a viewing today!**

Inclusions:

**Window Coverings,**

Property Listed By:

**Century 21 Bravo Realty**

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





