

**1311 15 Avenue #201, Calgary T3C 0X8**

MLS®#: **A2180319** Area: **Beltline** Listing Date: **11/20/24** List Price: **\$255,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Level, Views**  
 Park Feat: **Covered, Gated, Stall**

DOM

**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>14`0" x 5`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`10" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 9`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>3`4" x 4`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 7`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`10" x 4`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 13`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 10`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$789**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-MH**

Legal Desc: **8211675**

Remarks

Pub Rmks: **HOME SWEET HOME! Indulge in trendy Downtown living in this chic condo situated in the vibrant Beltline community steps from popular 17th Ave SW and the Downtown Core offering 2 bedrooms, 1.5 bathrooms and 954 SQFT of excellently maintained living space. Heading inside you will instantly notice the gleaming luxury vinyl plank flooring leading you through the bright floor plan. This charming condo boasts a sun-drenched living room with access to your massive balcony to soak up your Downtown views, a formal dining area, a sleek kitchen complete with quartz countertops, a convenient eating bar, full appliances and ample cabinet space. Completing the unit is a large foyer with a coat closet, convenient laundry room equipped with lots of cabinet and storage space, a elegant 4 piece bathroom and the stunning primary bedroom that's extremely spacious and includes a 2 piece vanity bathroom. Additional highlight features include a covered parking stall, an assigned storage locker and a reputable, well managed building that's pet friendly with board approval. Enjoy downtown living at its finest in this desirable location steps from 17th Ave SW, Downtown Calgary, restaurants, bars, coffee shops, parks, shopping, public transportation and so much more! This is the investment opportunity you have been searching for. Don't miss out on this GEM, book your private viewing today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

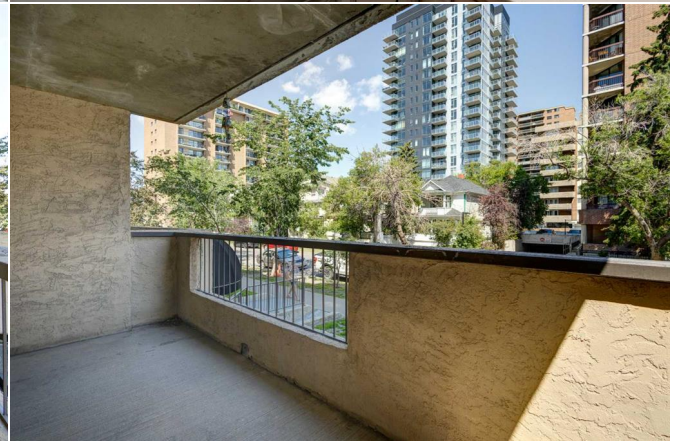
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



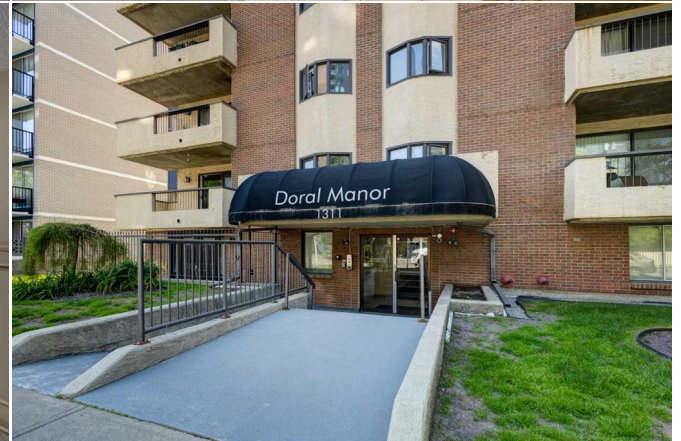












201-1311 15 Ave SW, Calgary, AB

Main Floor 990sq/ Area 954.04 sq ft



While regions are excluded from bid floor area in GLIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

