



THE A-TEAM

RE/MAX FIRST

1304 15 Avenue #220, Calgary T3C 0X7

MLS® #: A2180640 Area: Beltline Listing Date: 11/22/24 List Price: \$249,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 1980
Finished Floor Area: 1,057
Abv Sqft: 1,057
Low Sqft:
Ttl Sqft: 1,057

Access:
Lot Feat:
Park Feat: Stall

DOM

29
Layout
Beds: 2 (2)
Baths: 1.5 (1 1)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Other

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

Kitchen Appl: Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Window Coverings
Int Feat: Kitchen Island, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Bedroom, 3pc Ensuite bath, Dining Room, Bedroom - Primary, 2pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$1,101 Title: Fee Simple Zoning: CC-MH

Fee Freq:
Monthly

Legal Desc: **8011365**

Remarks

Pub Rmks: **Back on the market due to financing. Live in this spacious, over 1,000 sqft corner unit, just two blocks from 17th Avenue! This 2-bedroom, 1½-bathroom home offers an expansive, open-concept living area with windows on two sides, bringing in plenty of natural light. Facing southeast, you'll enjoy the morning sun in the dining area and relax on your corner balcony, which overlooks the building's beautifully updated landscaping (2019). The home underwent extensive renovations, starting in 2017 with the kitchen and ending this year with both bathrooms. You'll find cohesive design elements throughout, with matched tile flooring, solid maple cabinetry, quartz countertops, and under-mount sinks (with an oversized sink in the kitchen). All matching appliances, including an induction cooktop on the island, a wall oven, a double-door fridge, and a dishwasher. Located in the quiet and well-maintained Westbow, a concrete building with just four units per floor, you'll enjoy a peaceful environment. The property includes off-street parking in a secured, private lot, along with an additional storage locker. Experience the best of urban living with all building maintenance taken care of.**

Inclusions:
Property Listed By: **n/a**
Charles

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







