



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1304 15 Avenue #220, Calgary T3C 0X7**

MLS® #: **A2180640**      Area: **Beltline**      Listing Date: **11/22/24**      List Price: **\$240,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$9k, 14-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,057**  
 Low Sqft:  
 Ttl Sqft: **1,057**

DOM  
**61**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof:  
 Heating: **Natural Gas,Radiant**  
 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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 7`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

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**













