



THE
A-TEAM

**RE/MAX
FIRST**

3511 15 Street #1, Calgary T2T 4A4

MLS®#: **A2180670**

Area: **Altadore**

Listing Date: **11/22/24**

List Price: **\$239,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

DOM

29
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Built-in Features,Granite Counters,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 12`9"	Kitchen	Main	7`1" x 15`5"
Pantry	Main	3`2" x 4`11"	Dining Room	Main	12`7" x 9`4"
Living Room	Main	12`8" x 10`11"	Bedroom	Main	10`11" x 11`6"
4pc Bathroom	Main	4`11" x 7`2"	Entrance	Main	4`6" x 4`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$447

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 0716275

Remarks

Pub Rmks: **Discover the charm of Altadore in this desirable two-bedroom condo unit. Featuring one full washroom and one assigned parking stall, this condo unit is perfect for those seeking a comfortable and convenient lifestyle. Located close to all amenities, Marda Loop shopping, schools, transit, parks, and minutes away from Downtown, this condo unit offers the ultimate in urban living. The east-facing unit boasts a bright open floor plan with two generously sized bedrooms and one full washroom. As you enter your new home, you are greeted by a spacious and bright huge living room with a decent-sized dining area. You will love the open concept floor plans, spacious kitchen with a decent amount of cabinetry, and laundry located in the building. Please feel free to connect anytime for your private viewing !**

Inclusions: **REFRIGERATOR, DISHWASHER, ELECTRIC STOVE.**

Property Listed By: **Real Estate Professionals Inc.**

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







