



THE
A-TEAM

**RE/MAX
FIRST**

1304 15 Avenue #340, Calgary T3C 0X7

MLS®#: **A2181764** Area: **Beltline** Listing Date: **01/21/25** List Price: **\$259,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Finished Floor Area
 Abv Sqft: **1,051**
 Low Sqft:
 Ttl Sqft: **1,051**

Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Concrete,Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 14`7"	Kitchen	Main	15`4" x 9`3"
Dining Room	Main	12`1" x 9`5"	Bedroom - Primary	Main	14`11" x 11`0"
5pc Ensuite bath	Main	8`1" x 7`9"	Bedroom	Main	12`2" x 8`10"
2pc Bathroom	Main	4`10" x 4`4"	Laundry	Main	3`5" x 2`6"

Legal/Tax/Financial

Condo Fee: **\$1,107** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **8011365**

Remarks

Pub Rmks: ****Open House - Saturday February 1, 12:00 pm - 3:00 pm** Welcome to this beautifully updated condo in Westbow located in the heart of the Beltline. This 2 bedroom corner unit has 1 full bath and 1 half bath complete with an assigned parking stall and storage. The concrete building has 2 elevators with only 4 units per floor. As you step inside, you will be welcomed by an inviting, bright open concept floorplan boasting a spacious 1050 square feet of living space that provides views from every window. The expansive kitchen is a highlight featuring granite countertops, all stainless-steel appliances with an abundance of cupboard space, along with a spacious walk-in pantry to make organizing a breeze! The open-concept layout seamlessly connects the kitchen to the spacious dining room and living area giving you access to the balcony. Off the living room there is a bedroom or a perfect space for an office/den. The spacious primary bedroom is tucked away from the living space. Large enough for a king size bed plus plenty of closet space. The 5-piece ensuite bathroom with a tiled shower features a double sink vanity and in-suite laundry. A separate 2-piece bathroom near the main entrance and custom-built closet organizer near the front door completes this fantastic unit. One assigned outdoor parking stall is included, which can be seen from the unit, along with a separate assigned storage unit. An incredible location, steps from 17th Avenue and all it has to offer including easy access to an abundance of restaurants and trendy coffee shops, shopping, the river pathways, parks, transit, and the downtown core! Take advantage of the location of this very well-maintained pet friendly building. See it for yourself, book your private tour today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









