



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #3305, Calgary T2G 0B5

MLS®#: **A2181822**

Area: **Beltline**

Listing Date: **12/02/24**

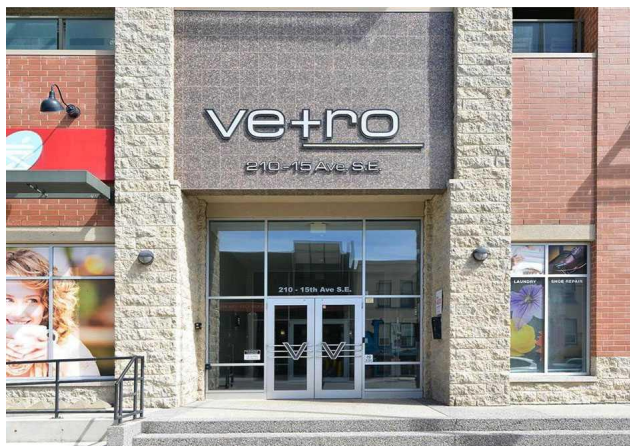
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,291**
Low Sqft:
Ttl Sqft: **1,291**

DOM

51
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks,Titled,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Granite Counters,High Ceilings,See Remarks

Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------|-------------|----------------------|
| Living Room | Main | 14`8" x 15`6" |
| Office | Main | 9`3" x 7`0" |
| Laundry | Main | 7`10" x 5`1" |
| Walk-In Closet | Main | 6`4" x 7`10" |
| 3pc Bathroom | Main | 8`9" x 5`2" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| Dining Room | Main | 14`8" x 12`5" |
| Kitchen | Main | 9`4" x 16`4" |
| Bedroom - Primary | Main | 10`7" x 13`1" |
| 4pc Bathroom | Main | 12`5" x 9`2" |
| Bedroom | Main | 12`10" x 12`3" |

Legal/Tax/Financial

Condo Fee:
\$769

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0814554**

Remarks

Pub Rmks: **ONE OF THE BEST UNITS IN THE VETRO BUILDING - SOUTH FACING SUB-PENTHOUSE UNIT WITH HIGE BALCONY AND BREATHTAKING VIEWS - WATCH THE FIREWORKS DURING STAMPEDE AND CATCH A PRIVATE BIRD'S EYE VIEW OF THE CHUCKWAGON RACES FROM THIS 33RD FLOOR HOME - SOARING HIGH CEILINGS, OPEN FLOOR PLAN FEATURING HIGE MASTER ENSUITE WITH WALK IN CLOSET AND PRIVATE 4 PIECE ENSUITE, SECOND BEDROOM WITH 2ND BATHROOM, PLUS A DEN/OFFICE. Pictures tell a thousand words so be sure to check out all the photo's, and CAPITALIZE ON THIS UNIQUE OPPORTUNITY TO OWN A VERY RARE APARTMENT CONDO - POSSIBY THE BEST EVER VALUE IN THE BUILDING - Amenities within the building include a well-equipped gym, a hot tub, sauna, a games room, and a theatre, perfect for large get togethers with friends and family. This PRIME LOCATION IS ONLY A SHORT WALK to the downtown core, a VERY SHORT WALK to THE SHOPS AND RESTAURANTS ON 17ave S.W. and The Saddledome, and almost direct access to the C-train station. For your convenience, a Shoppers Drug Mart, dry cleaner and grocery store are attached to the building, along with an array of coffee shops, the Sunterra Market, and everything else one would expect with downtown living. THIS IS YOUR OPPORTUNITY TO OWN A SUB-PENTHOUSE UNIT UNIQUELY LOCATED ON THE 33RD FLOOR AND SO CLOSE TO ALL THE AMENITIES YOU WILL ENJOY YEAR ROUND, AND OFFERS A SUMMER PLAYGROUND OF ACTIVITIES AND AMENITIES ALL AROUND YOU, WITHIN WALKING DISTANCE.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

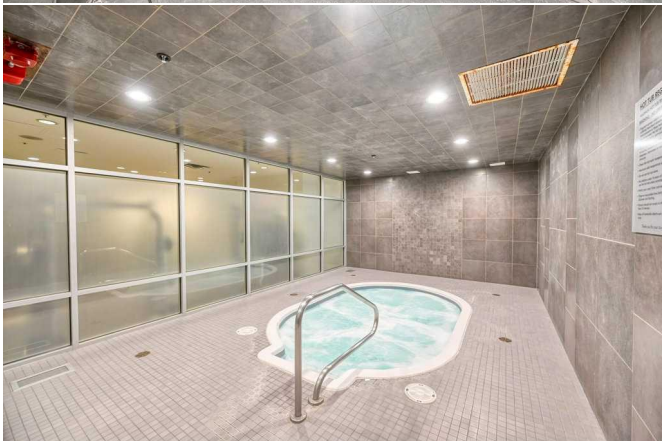
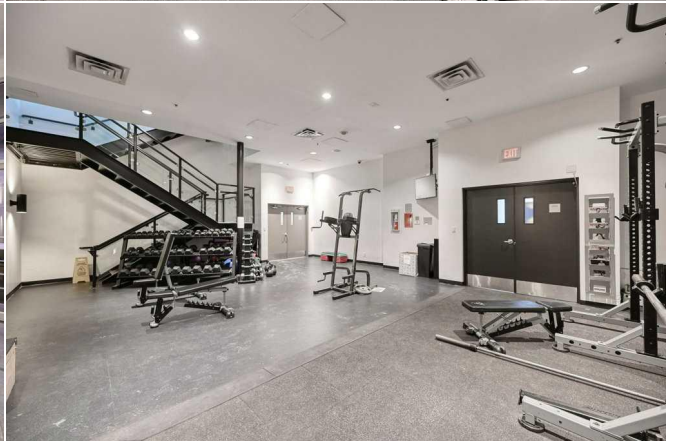
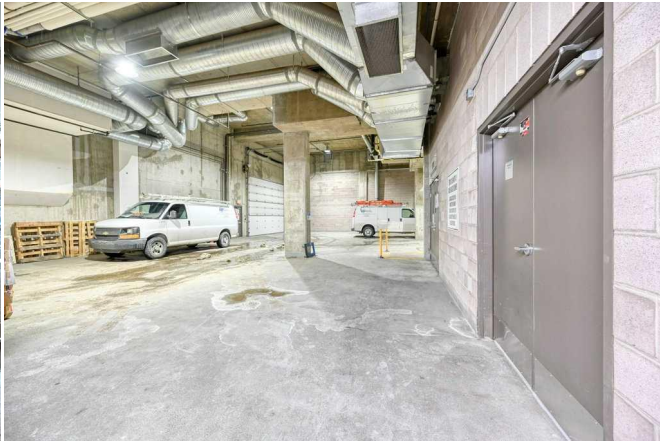
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3305-210 15 Ave, Calgary, AB

Main Floor Exterior Area 1288.56 sq ft
Interior Area 1281.22 sq ft



0 4 8 ft

PREPARED: 2024/11/29

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