



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #1810, Calgary T2G 0B5

MLS® #: **A2182085** Area: **Beltline** Listing Date: **12/03/24** List Price: **\$430,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **850**
 Low Sqft:
 Ttl Sqft: **850**

DOM

60
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Concrete,Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 12`1"	Kitchen	Main	9`3" x 7`11"
Dining Room	Main	13`0" x 6`3"	Laundry	Main	5`0" x 4`11"
Walk-In Closet	Main	7`1" x 5`6"	Foyer	Main	11`3" x 4`0"
Bedroom - Primary	Main	11`3" x 11`0"	Bedroom	Main	11`4" x 10`1"
4pc Ensuite bath	Main	7`10" x 5`5"	3pc Bathroom	Main	8`0" x 5`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$556

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0814554

Remarks

Pub Rmks: Experience urban living in this stunning southwest corner unit with panoramic, unobstructed views from its wraparound balcony. Take in the Stampede Grounds, Bow River Valley, Rocky Mountains, and Calgary's downtown skyline. This spacious 2-bedroom, 2-bathroom condo features a walk-through closet leading to a private ensuite in the primary bedroom. The upgraded kitchen boasts granite countertops, a side-by-side refrigerator, flat-top stove, and dual-basin sink with a sleek metal-brushed faucet. Natural light floods the space through floor-to-ceiling windows on the south and west walls, accentuated by 9-foot ceilings. Ideally located across from the Stampede Grounds and steps from the train station, it's a short walk to 17th Avenue restaurants, Sunterra Market, MNP Community & Sport Centre, and downtown. Building amenities include a gym, saunas, hot tub, games room, movie theatre, underground heated parking, and a storage locker. Don't miss this incredible condo—Book a showing today!

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Mountain View)

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











