



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1236 15 Avenue #401, Calgary T3C 0X5**

MLS® #: **A2183076**

Area: **Beltline**

Listing Date: **12/10/24**

List Price: **\$229,750**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Finished Floor Area

Abv Sqft: **594**  
Low Sqft:  
Ttl Sqft: **594**

DOM

**11**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Tile,Vinyl**  
Water Source:  
Fnd/Bsmnt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 14`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6`10" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 5`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 7`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 11`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$542**

**Fee Simple**

**CC-MH**

Fee Freq:

**Monthly**

Legal Desc: **9911709**

Remarks

Pub Rmks: **Welcome to Urban Point! This lovely 1-bedroom SOUTH FACING, FRESHLY PAINTED apartment is ready for you to call home! Stepping inside you are immediately taking in the abundance of natural sunlight. The kitchen features ample amount of cabinet space and modern STAINLESS STEEL APPLIANCES. The OPEN FLOOR PLAN makes for enjoyable entertainment and pleasant condo living. The spacious bedroom comes complete with a full sized closet and plenty of room for all your furniture. The 4-piece bathroom comes with an UPDATED vanity and tile-surround bath/shower combo. VINYL FLOORING throughout the unit offers a stylish appearance yet is easy to clean and maintain. One assigned parking stall is also included with this unit. Located in the established Beltline district, this home offers close proximity to top restaurants, wide-ranging shops, and the vibrant 17th Avenue. Call to book your private showing today!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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









