



THE
A-TEAM

**RE/MAX
FIRST**

881 15 Avenue #406, Calgary T2R 1R8

MLS® #: **A2183224**

Area: **Beltline**

Listing Date: **12/16/24**

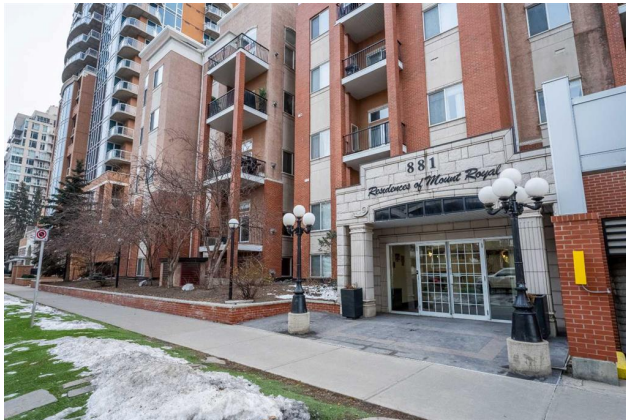
List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **952**
Low Sqft:
Ttl Sqft: **952**

Underground

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`1" x 7`11"	Living Room	Main	157`0" x 15`3"
Dining Room	Main	10`2" x 9`5"	Bedroom - Primary	Main	11`11" x 10`11"
Bedroom	Main	11`1" x 9`4"	4pc Bathroom	Main	7`11" x 4`11"
4pc Ensuite bath	Main	9`4" x 5`6"	Laundry	Main	5`6" x 5`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$767

Fee Simple

CC-COR

Fee Freq:

Monthly

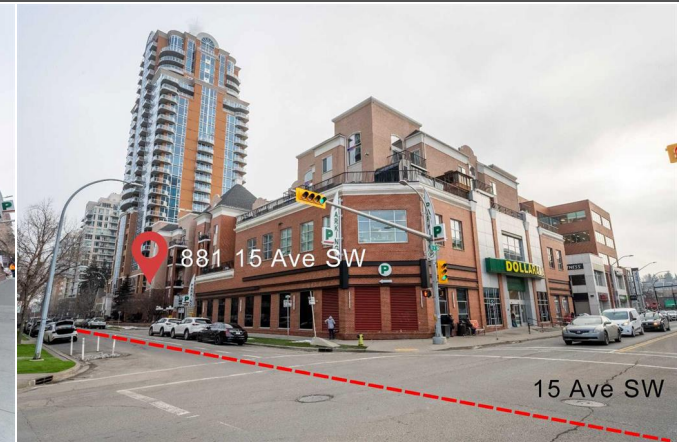
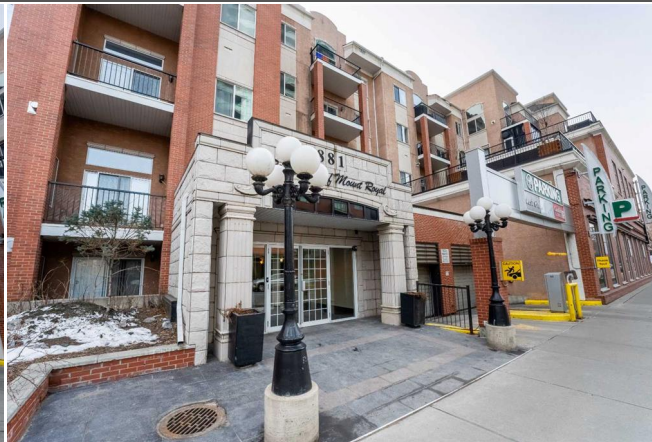
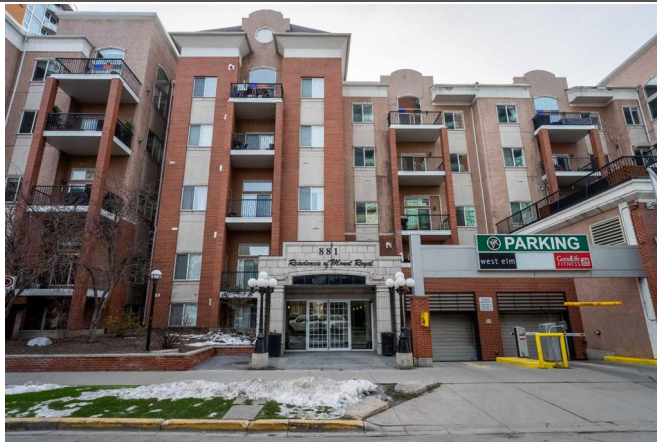
Legal Desc: 0113054

Remarks

Pub Rmks: **This well-maintained corner unit exudes pride of ownership and offers a fantastic floor plan. Upon entry, you'll find a spacious foyer with two double-sliding door closets for ample storage. The open-concept design features brand new carpet throughout, high ceilings and oversized windows, creating a bright, airy atmosphere. The kitchen is equipped with granite countertops, a raised breakfast bar, a sleek black appliance set, and abundant cabinet and counter space. The large dining area is positioned separate from the expansive living room, which boasts a wall of windows, a cozy corner gas fireplace with a mantle, and sliding glass doors that open to a balcony with views of the Beltline. The generous master bedroom includes a sizable walk-in closet and a 4-piece ensuite. The second bedroom is spacious and offers a deep closet for additional storage. This unit also includes a laundry and storage room, as well as titled parking. Live the ultimate urban lifestyle in the Beltline, with easy access to work, shopping, dining, and plenty of street and parkade parking for guests. Repairs including new carpet and paint are being completed via insurance in the common areas.**

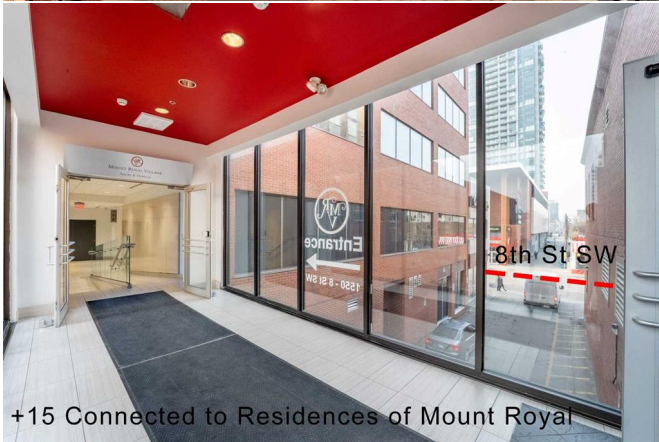
Inclusions: N/A
Property Listed By: CIR Realty

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









+15 Connected to Residences of Mount Royal

MOUNT ROYAL VILLAGE SHOPS & OFFICES	
Osaka Wellness Centre and Spa	L/G
Exit Calgary Escalator Rooms	L/G
Fort and Salad	G
Spa House Wellness	G
Tax Heaters	G
Wool Etc	G
Women's Bookhouse	G
Groette Fitness	200
McQuaid Law	300
Shawn Owen Immigration Law Centre	301
17th Avenue Retail & Entertainment District BSA	306
Dr. Kathy Humble, Registered Psychologist	307
Dr. Teresa Pringle, Registered Psychologist	307
Pat Wince, Registered Psychologist	307
Spa	309
Spa	400
Spa	400
Compassion Digital	400
Studio Mount Royal Eatery	400
Mount Royal Consulting Services	500
Dr. Kathleen Laberge, Psychologist	501
Dr. Marianne Laberge, Psychologist	501
Dr. Susan Yaki, Psychologist	501
Shawcross Medical	502
Shawcross LP	502
Orange Group	502
Mount Royal Village Family Chiropractic	505