



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 15 Street #403, Calgary T3C 1E8**

MLS®#: **A2183754**      Area: **Sunalta**      Listing Date: **12/17/24**      List Price: **\$340,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **875**  
 Low Sqft:  
 Ttl Sqft: **875**

DOM

**4**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Covered Courtyard,Storage**

Construction: **Brick,Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Oven,Range,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Elevator,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>21`0" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 5`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 6`7"</b>

Legal/Tax/Financial

Condo Fee: **\$768**      Title: **Fee Simple**      Zoning: **M-H1**  
 Fee Freq:

Monthly

Legal Desc: 0512684

Remarks

Pub Rmks: **Welcome to this bright and sunny, well-maintained top floor (4th floor) unit with unobstructed downtown city views. This 2 bed/ 2 bath unit provides an open concept living and a split bedroom floor plan. The unit features radiant in-floor heating, oak hardwood floors, fireplace, pre-wired surround sound, and a pre-wired security system. The kitchen offers SS appliances, a raised eating bar, and leads to a balcony that looks towards the downtown core. The master bedroom features a walk-in closet and a 4 piece ensuite. Condo has all new window in the master bedroom. A Titled Underground Parking and separate storage are included too. Located in the popular community of Sunalta, walking distance to the Sunalta C-Train Station, bus stations, shopping, restaurants, and Calgary's popular 17th Ave. Easy access to Crowchild Trail.**

Inclusions: n/a  
Property Listed By: **Real Estate Professionals Inc.**

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











