



THE
A-TEAM

**RE/MAX
FIRST**

706 15 Avenue #1102, Calgary T2R 0R7

MLS® #: **A2183772**

Area: **Beltline**

Listing Date: **12/18/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area
Abv Sqft: **765**
Low Sqft:
Ttl Sqft: **765**

DOM

3
Layout
Beds: **2 (2)**
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,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 10`6"	Kitchen	Main	9`1" x 8`7"
Dining Room	Main	9`9" x 7`6"	Bedroom - Primary	Main	13`8" x 10`5"
Bedroom	Main	12`7" x 10`3"	4pc Bathroom	Main	9`1" x 6`6"

Legal/Tax/Financial

Condo Fee: **\$639**
Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Legal Desc:

9312110

Monthly

Remarks

Pub Rmks:

What a location! This contemporary 2 bedroom end unit condo located in the heart of the Beltline is ready to make your dreams of the ultimate urban lifestyle a reality. Located on the 11th floor of Euro Condominium this renovated unit has spectacular West facing views by day and just wait until you see them at night. The open plan of this home is well suited for everyday living or entertaining alike. Floor to ceiling windows flood the space with natural light and a Juliet style balcony allows you to bring the outdoors in. The sleek modern kitchen is well equipped with gleaming European style cabinetry, a JennAir cooktop and range, granite counters and a breakfast bar between the kitchen & living area. The rest of the space is spacious and open with modern fixtures, a unique curved ceiling and gleaming tiled floors. The simple & modern aesthetic allows your stunning city views to be the star of the show. Down the hall you'll find 2 nice sized bedrooms each with city views and frosted glass closets & cabinetry. A full bath plus in-suite laundry round out this terrific home. There's so much to love about this well maintained building including a well equipped gym, a spacious communal patio with BBQ area, a bright and clean lobby with mail & parcel delivery, 2 elevators, assigned outdoor parking with plug in and an assigned storage locker. All of this comes with condo fees of only \$639 a month which includes most utilities including electricity, water and heat. Of course the best feature of this home may be the location. You are literally steps from trendy 17th avenue where you'll find some of Calgary's best restaurants, bars, boutiques, Stampede Park and more. And best of all you can visit these sought after spots without having to fight for a parking spot! With easy access to the Bow River pathways you can balance all of this urban living and breathe in the fresh, clean air along the lush tree-lined river bank or visit one of several parks and green spaces sprinkled throughout this popular community. Don't miss your chance to visit this awesome home before it is gone.

Inclusions:

Property Listed By:

RE/MAX Key

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











