



THE
A-TEAM

**RE/MAX
FIRST**

1029 15 Avenue #204, Calgary T2R 0S5

MLS® #: **A2183853**

Area: **Beltline**

Listing Date: **01/15/25**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Secured, Stall, Underground

Finished Floor Area

Abv Sqft: **851**
Low Sqft:
Ttl Sqft: **851**

DOM

7

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: **Baseboard**
Sewer:
Ext Feat: **Balcony, Private Entrance**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 12`0"
Living Room	Main	13`6" x 12`3"
Foyer	Main	5`4" x 3`7"
Bedroom	Main	9`3" x 9`1"
5pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`3" x 9`0"
Laundry	Main	2`11" x 2`7"
Bedroom - Primary	Main	11`0" x 10`4"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$777

Fee Simple
Fee Freq:
Monthly

CC-MH

Legal Desc: **1511509**

Remarks

Pub Rmks: **Step into the lap of luxury with this exquisite second floor 2-bedroom, 2 bathroom street facing end unit, boasting contemporary flair at every turn. The open plan presents hardwood floors, high ceilings & stylish light fixtures, showcasing a kitchen that's tastefully finished with quartz counter tops, island/eating bar, two-toned cabinetry, pantry & stainless steel appliance package. The casual dining area includes a modern light fixture & is open to a spacious living room with access to the private balcony. Retreat to the primary bedroom, where a walk-through closet leads to a lavish 5-piece ensuite featuring dual sinks, a generous soaker tub, and a separate shower. The second bedroom and 4 piece bath are ideal for guests. Convenience is key with in-suite laundry, a serene private patio, one titled underground parking stall, and an assigned storage locker. Plus, indulge in the eco-friendly benefits of top-quality "green" construction, resulting in reduced operating costs and condo fees. For dog lovers, this location is a dream come true, just steps away from a dog park, and conveniently located near Bow River pathways, bustling 17th Avenue, schools, shopping, public transit, and within easy walking distance to the downtown core. Experience the pinnacle of urban living in this stunning residence, where luxury meets convenience in perfect harmony. Immediate possession is available!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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









