

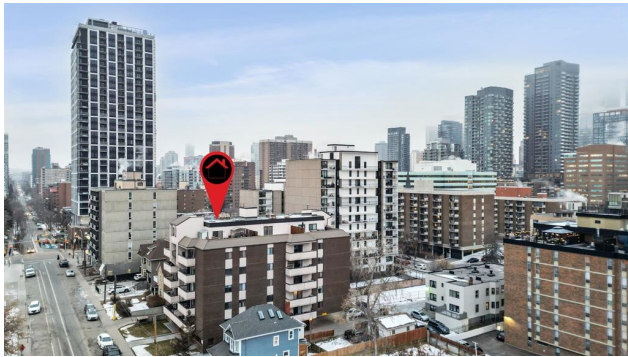


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**330 15 Avenue #503, Calgary T2R 0P8**

MLS® #: **A2183971**      Area: **Beltline**      Listing Date: **12/18/24**      List Price: **\$349,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1979**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **973**  
 Low Sqft:  
 Ttl Sqft: **973**

**Stall,Underground**

DOM

**35**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 15`5"	Kitchen	Main	13`6" x 9`6"
Bedroom - Primary	Main	13`3" x 11`6"	4pc Ensuite bath	Main	10`6" x 4`11"
Bedroom	Main	13`10" x 10`1"	Foyer	Main	5`9" x 4`0"
Laundry	Main	4`8" x 4`7"	4pc Bathroom	Main	7`11" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$716**      Title: **Fee Simple**      Zoning: **CC-MH**  
 Fee Freq: **Monthly**

Legal Desc: **7910118**

Remarks

Pub Rmks: **You need to see this beautifully renovated 2 bedroom, 2 full bath (rare in this price point) unit! With underground parking, south facing balcony, close to 1000 sqft of living space, a huge separate storage locker, solid and quiet concrete construction, a great location just blocks to all the shoppes, pubs and restaurants of 17th Ave, and priced below \$350k...there is so much value here! Over \$60,000 spent to renovate and remodel, this property still shows like new throughout and will supply a real WOW factor when you entertain family and friends. Enjoy the spacious and opened-up kitchen with quartz countertops, stainless steel appliances, stylish cabinetry, and luxury vinyl plank hardwood flooring. Features include separate laundry area with full size front load washer and dryer, and a large primary bedroom with walk-in closet and 4 pce ensuite with dual sinks! You can walk to the Bow River and pathways, LRT station, and the downtown core and enjoy all the excitement and amenities of the bustling Beltline and 17th Avenue area available at your fingertips. Condo fees include heat, water, and sewer. You will not be disappointed! Book your showing today.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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

