



THE
A-TEAM

**RE/MAX
FIRST**

114 15 Avenue #110, Calgary T2R 0P5

MLS® #: **A2185316** Area: **Beltline** Listing Date: **01/09/25** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,195**
 Low Sqft:
 Ttl Sqft: **1,195**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Secured,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`10" x 6`7"	Dining Room	Main	15`8" x 7`4"
Kitchen	Main	10`6" x 11`4"	Living Room	Main	18`5" x 16`10"
Bedroom - Primary	Main	16`7" x 11`2"	4pc Ensuite bath	Main	7`11" x 9`2"
Bedroom	Main	12`11" x 9`3"	4pc Bathroom	Main	7`11" x 6`0"
Laundry	Main	5`11" x 7`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$671

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 0010171

Remarks

Pub Rmks: **Welcome to this nearly 1,200 square foot pet-friendly condo located in a quiet concrete building (no post-tension) on the East-side of the Beltline that offers downtown living at its finest. This expansive and well-kept corner-unit offers 2 bedrooms, 2 full bathrooms, and is conveniently located on the main level of this well-maintained building. A spacious dedicated entryway greets you as you enter the home and updated ceramic tile flooring flows into the bright open-concept main area. The kitchen features updated full-height maple cabinetry, granite countertops, stainless steel appliances, and a breakfast bar for additional seating and overlooks the dining and living area - making this the perfect space for entertaining friends and family. The living area is situated around a cozy gas fireplace that features an updated surround. The large primary bedroom offers ample room for a king-sized bed and additional furnishings, a walk-in closet, and 4-piece ensuite bathroom and the secondary bedroom offers a double closet and easy access to the second 4-piece bathroom. Completing this unit is a large laundry/storage room with newer Samsung machines. Enjoy the warmer months on your private patio that offers a gas hookup for your barbeque and plenty of room for patio furniture. Additional features include central air conditioning to keep you cool during the summertime, low condo fees for the size of the property, a large assigned storage locker located just down the hallway, and a secure titled underground parking stall with no cars on either side. This pet-friendly building has no weight restrictions for dogs and only requires board approval. Ideally situated in the heart of downtown, this property is just steps from the Stampede Grounds, the Saddledome, the amenity-rich 1st Street, and is a short walk to restaurants along 17th Avenue. Access around the city is made easy with quick access to the Stampede LRT station and McLeod Trail.**

Inclusions: **Storage Cupboard in Living Area**

Property Listed By: **Charles**

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







