

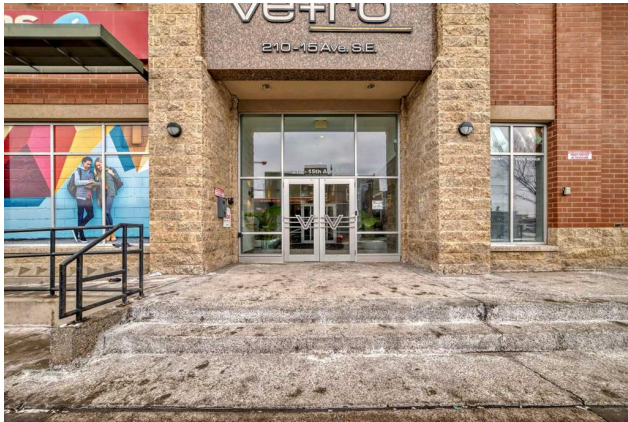


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 15 Avenue #710, Calgary T2G0B5**

MLS®#: **A2185476**      Area: **Beltline**      Listing Date: **01/06/25**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Covered,Underground**

Finished Floor Area

Abv Sqft: **847**  
 Low Sqft:  
 Ttl Sqft: **847**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 11`3"	3pc Bathroom	Main	5`5" x 8`0"
Laundry	Main	5`1" x 4`11"	Kitchen	Main	12`0" x 9`1"
Dining Room	Main	6`10" x 12`7"	Living Room	Main	12`0" x 11`11"
Bedroom	Main	9`2" x 10`1"	Balcony	Main	18`1" x 6`0"
Bedroom - Primary	Main	11`2" x 11`1"	Walk-In Closet	Main	7`2" x 5`6"
4pc Ensuite bath	Main	5`5" x 7`10"			

Legal/Tax/Financial

Condo Fee:  
**\$513**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0814554**

Remarks

Pub Rmks: **Remarkable Downtown Condo with Mountain Views - Discover urban living at its finest in this exceptional 2-bedroom, 2-bathroom condo on the 7th floor, offering breathtaking downtown views with the majestic mountains as your backdrop. Spacious Living Area: Bright and open with floor-to-ceiling windows showcasing the incredible views. Open concept kitchen to living area with high ceilings and ample natural lighting. Primary Bedroom Includes an ensuite bathroom and walk-in closet. Second Bedroom is perfect for guests, home office, or additional living space. Private Balcony to unwind while soaking in the stunning scenery with a gas bbq line. Ideally located just steps from downtown, enjoy unparalleled convenience with access to shops, restaurants, entertainment, and public transit at your doorstep. Experience the perfect blend of urban excitement and serene mountain views while enjoying the buildings indoor amenities, gym, spa, theatre room and entertainment room.**

Inclusions:  
Property Listed By: **n/a**  
**One Percent Realty**

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



