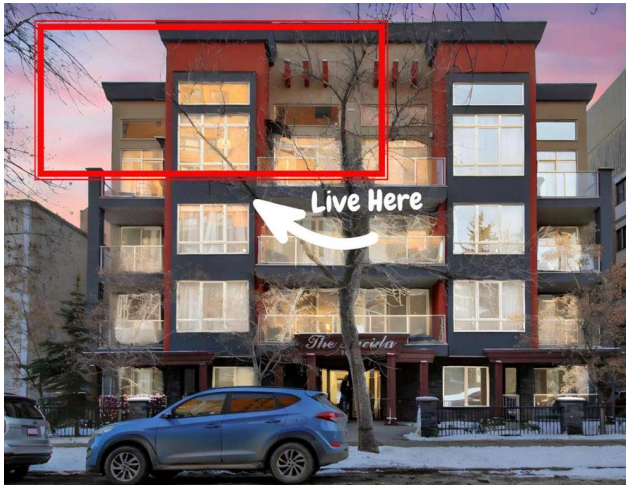


1029 15 Avenue #406, Calgary T2R 0S5

MLS®#: **A2186377** Area: **Beltline** Listing Date: **01/08/25** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,281**
 Low Sqft:
 Ttl Sqft: **1,281**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Stall, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	10`9" x 6`9"	Balcony	Main	10`6" x 9`1"
Bedroom - Primary	Main	10`8" x 11`9"	Bedroom	Main	10`8" x 9`7"
Bedroom	Main	9`3" x 11`1"	Office	Main	11`0" x 10`3"
5pc Ensuite bath	Main	8`0" x 10`11"	4pc Bathroom	Main	8`0" x 5`11"
2pc Bathroom	Main	8`0" x 3`1"	Kitchen	Main	9`2" x 16`9"

Dining Room
Laundry

Main
Main

15`1" x 7`9"
3`0" x 3`0"

Living Room

Main

15`1" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$1,179

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1511509**

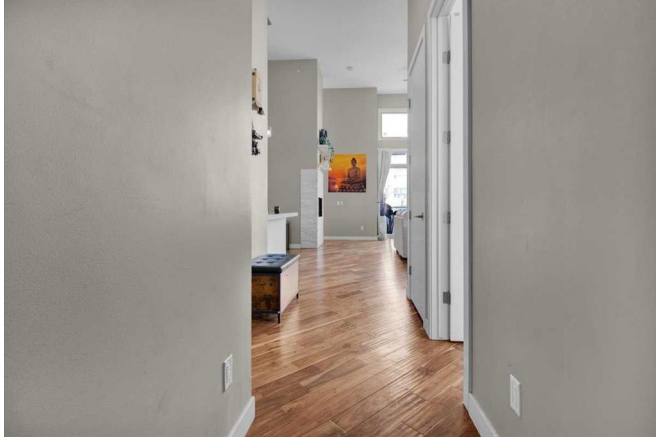
Remarks

Pub Rmks: **EXCEPTIONAL PENTHOUSE LIVING IN THE BELTLINE! AIR B&B FRIENDLY. 3 BEDROOMS.** Experience a unique blend of sophistication and convenience in this 1,280 sq. ft. penthouse, where contemporary style meets everyday functionality. Boasting 18-ft ceilings, two private balconies, 3 beds & 3 baths, a designated office/den, and underground heated parking, this property is perfect for those seeking a modern urban retreat. Step inside and be greeted by an expansive layout designed to optimize every corner of the home. The open-concept living area is flooded with natural light from floor-to-ceiling windows, creating a bright and airy ambiance. The sleek kitchen is a chef's dream, featuring quartz countertops, a large island, under-cabinet lighting, and stainless steel appliances, all perfectly integrated with the dining and living spaces. A gas fireplace adds a cozy touch, making this the ultimate gathering spot. Two balconies provide seamless indoor-outdoor living—one off the living area with a gas line for barbecues and another off the primary bedroom. The spacious primary suite impresses with its spa-like 5-piece ensuite, complete with a deep soaker tub, oversized shower, and a custom walk-through closet. Two additional bedrooms, a stylish powder room, and a flexible office/den round out the layout, offering versatility for work, relaxation, or hosting guests. Recent upgrades enhance the home's appeal, including a new dishwasher, dryer, HVAC flow valve, updated plumbing in the ensuite, and chic new awnings for the balconies. The unit also comes with green grass balcony carpets, an assigned heated underground parking stall, and a secure storage locker. Built with gypcrete concrete flooring and soundproofed walls, this penthouse ensures peace and privacy in the heart of the city. Situated steps from Calgary's best dining, shopping, and entertainment, this penthouse is an unbeatable opportunity to own a truly remarkable property in one of the city's most vibrant neighborhoods. Don't wait to make it yours!

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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









406-1029 15 Ave SW, Calgary, AB

Main Floor Interior Area 1281.05 sq ft



0 4 8 ft PREPARED: 2024/01/08
 While regions are excluded from total floor area in GLADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.