

330 15 Avenue #601, Calgary T2R 0P8

MLS®#: **A2186607** Area: **Beltline** Listing **01/09/25** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 15-Jan** 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: **1,036**
 Low Sqft:
 Ttl Sqft: **1,036**

Underground

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,No Animal Home,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 8`0"	Dining Room	Main	13`1" x 10`0"
Bedroom - Primary	Main	14`2" x 10`0"	Bedroom	Main	9`9" x 8`8"
2pc Bathroom	Main	4`8" x 4`2"	Living Room	Main	16`10" x 13`11"
Laundry	Main	5`3" x 5`3"	Bedroom	Main	10`0" x 9`10"
3pc Bathroom	Main	8`8" x 4`11"	Balcony	Main	14`2" x 4`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$773

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 7910118

Remarks

Pub Rmks: **Rare found 3 bedroom and two bathrooms condo in city center. Live, work and play in this beautiful Beltline neighborhood. This fully renovated three bedroom corner unit is located in the heart of Calgary only a few blocks from both the downtown core and trendy 17th avenue. With over 1000 square feet of living space, this bright and spacious open concept condo features a modern custom designed kitchen with quartz countertops, stainless steel appliances, two sided cabinet with breakfast bar. Huge CUSTOM Built TV Wall unit provides you with tons of storage room. The dedicated dining area flows right into the fantastic living space adorned with floor to ceiling windows and sliding doors leading you to the outdoor balcony with stunning views of downtown Calgary. The primary bedroom, complete with 2 piece ensuite, can comfortably house a king-size bed and is the perfect retreat. There are two other good sized bedrooms that make ideal guest rooms or a work from home office. Other features include a large storage space, in-suite laundry, underground parking, visitor parking, a fitness center, a party room and rooftop terrace with breathtaking city views. With every amenity, tons of restaurants and countless shops only steps from your door, this location is one of the best. Book your private viewing today.**

Inclusions: **built in TV wall cabinet unit**
Property Listed By: **RE/MAX Realty Professionals**

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







