



THE
A-TEAM

**RE/MAX
FIRST**

1330 15 Avenue #1406, Calgary T3C 0W3

MLS®#: **A2189181**

Area: **Beltline**

Listing Date: **01/21/25**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area
Abv Sqft: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Secured, Stall, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Private Entrance**

Construction: **Brick, Concrete**
Flooring: **Carpet, Hardwood, Slate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`8" x 9`3"
Living Room	Main	17`7" x 12`5"
Foyer	Main	5`3" x 5`0"
Bedroom	Main	12`0" x 9`1"

Room	Level	Dimensions
Dining Room	Main	9`4" x 8`10"
Laundry	Main	7`4" x 4`5"
Bedroom - Primary	Main	13`9" x 12`2"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$625

Title:
Fee Simple

Zoning:
CC-COR

Fee Freq:
Monthly

Legal Desc: **9610377**

Remarks

Pub Rmks: **Centrally located 14th floor 2 bedroom end unit with gorgeous city & downtown views! This bright & freshly painted unit presents an open plan with hardwood flooring, showcasing a spacious living room with balcony access, casual dining area with stylish light fixture & kitchen that's finished with slate flooring, a cozy eating bar, plenty of storage space & stainless steel appliances. The generously sized primary bedroom has space for a sitting area & also has access to the balcony. A second bedroom is ideal for guests. Other notable features include a large balcony with sweeping NE views, a laundry/storage room with hookups for a washer & dryer & one assigned parking stall in the secured, heated, underground parkade. Enjoy some great amenities just steps outside the front door, vibrant 17th Avenue is within walking distance & shopping, Bow River pathways are close by. Walk, bike or take a quick ride on public transit to access the downtown core. Immediate possession is available!**

Inclusions: **None.**
Property Listed By: **RE/MAX First**

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









