

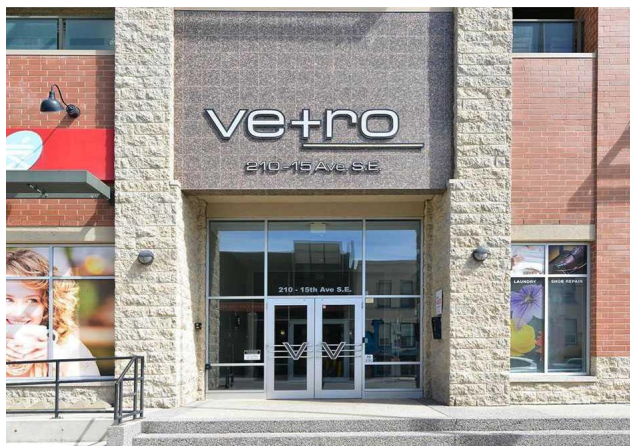


THE A-TEAM

RE/MAX FIRST

210 15 Avenue #3305, Calgary T2G 0B5

MLS@#: A2191124 Area: Beltline Listing: 01/29/25 List Price: \$524,900
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:

See Remarks, Titled, Underground

Finished Floor Area

Abv Sqft: 1,291
Low Sqft:
Ttl Sqft: 1,291

DOM

3
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Penthouse

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Membrane
Heating: Fan Coil
Sewer:
Ext Feat: Balcony

Construction: Concrete
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Int Feat: Granite Counters, High Ceilings, See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Office, Laundry, Walk-In Closet, 3pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Kitchen, Bedroom - Primary, 4pc Bathroom, Bedroom.

Legal/Tax/Financial

Condo Fee:
\$769

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0814554**

Remarks

Pub Rmks: **SUNNY SOUTH FACING SUB-PENTHOUSE UNIT WITH HUGE BALCONY AND BREATHTAKING VIEWS - WATCH THE STAMPEDE FIREWORKS AND CATCH A PRIVATE BIRD'S EYE VIEW OF THE CHUCKWAGON RACES - SOARING HIGH CEILINGS, OPEN FLOOR PLAN FEATURING HIGE MASTER ENSUITE WITH WALK IN CLOSET AND PRIVATE 4 PIECE ENSUITE, SECOND BEDROOM WITH 2ND BATHROOM, PLUS A DEN/OFFICE. The photo's do not do justice to this Executive Sub-Penthouse Home, and this is your chance to CAPITALIZE ON THIS UNIQUE OPPORTUNITY TO OWN A VERY RARE APARTMENT CONDO - POSSIBLY THE BEST EVER VALUE IN THE BUILDING - Amenities within the building include a well-equipped gym, a hot tub, sauna, a games room, and a theatre, perfect for large get togethers with friends and family. This PRIME LOCATION IS ONLY A SHORT WALK to the downtown core, a VERY SHORT WALK to THE SHOPS AND RESTAURANTS ON 17ave S.W. and The Saddledome, and almost direct access to the C-train station. For your convenience, a Shoppers Drug Mart, dry cleaner and grocery store are attached to the building, along with an array of coffee shops, the Sunterra Market, and everything else one would expect with downtown living. THIS IS YOUR OPPORTUNITY TO OWN A SUB-PENTHOUSE UNIT UNIQUELY LOCATED ON THE 33RD FLOOR AND SO CLOSE TO ALL THE AMENITIES AVAILABLE IN A PRIME URBAN SETTING.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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



