



THE
A-TEAM

**RE/MAX
FIRST**

1140 15 Avenue #505, Calgary T2R1K6

MLS® #: **A2191142**

Area: **Beltline**

Listing Date: **01/31/25**

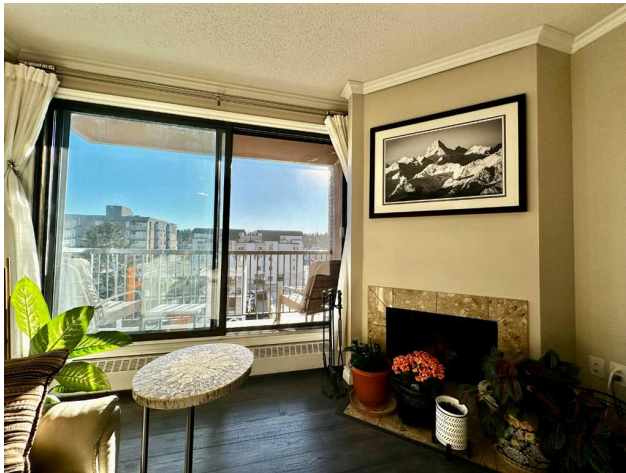
List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **902**
Low Sqft:
Ttl Sqft: **902**

DOM

77

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment-High-Rise**
(5+)

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`7" x 6`1"
Living Room	Main	12`8" x 12`3"
Laundry	Main	5`4" x 5`4"
Bedroom	Main	12`9" x 10`1"
2pc Ensuite bath	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`7" x 7`8"
Foyer	Main	5`3" x 5`1"
Bedroom - Primary	Main	14`9" x 10`7"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$697

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MHX

Legal Desc: **8011408**

Remarks

Pub Rmks: **Extraordinary opportunity to live in this perfectly situated 2 bedroom 2 bathroom condo in the bustling community of Beltline. Enjoy the best of downtown life, with the convenience of being on a quiet street, and within walking distance to 17th Avenue's vibrant shops, restaurants, bars, and entertainment, as well as multiple parks, the river, bike pathways, and transit. This 900 square foot condominium has been carefully maintained with tasteful updates and is move in ready. This southwest corner unit features a large balcony, floor-to-ceiling windows, and stunning views to the south with greenspace and parks at your doorstep. With an abundance of natural light and neutral colors, the open concept living area provides a welcoming retreat for entertaining or relaxing. The location is unbeatable, with Connaught Park right next door, and Kalamata and Galaxie diner just steps away. The large master bedroom includes a beautiful ensuite bathroom and walk in closet. The second bedroom features a high-end wardrobe system. The spacious living area features a unique wood-burning fireplace, and the granite kitchen countertops provide a warm and welcome environment. Underground parkade and separate storage locker! Hamstead Estates offers a welcoming lobby with terrazzo tile, two elevators, and a sauna. This inner-city treasure is a must see and won't last long!**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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

