81 15 Δv										
01 13 AV	venue #203, Calga	ry T2R 1R8								
LS®#:	A2191641	Area:	Beltline	Listing	02/13/25	List F	Price: \$360,000			
tatuci	Pending	Country	Calgary	Date:	None	Acco	ciation: Fort McMurray			
tatus:	Pending	County:	Calgary	Change:	None	ASSO				
				General Inf					DOM	
				Prop Type:		Residential			9	
				Sub Type:		Apartment			<u>Layout</u>	
				City/Town:		Calgary	Finished Floor Area		Beds:	2 (2)
				Year Built:		2001	Abv Sqft:	910	Baths:	2.0 (2 0)
		~~		<u>Lot Informa</u> Lot Sz Ar:	ation		Low Sqft: Ttl Sqft:	910	Style:	High-Rise (5+)
8				Lot S2 Ar: Lot Shape:			Tu Sqit:	910		
General States				LUC Shape:					<u>Parking</u>	
	E File								Ttl Park:	1
			A/ AN						Garage Sz:	
N	1431			Access:						
				Lot Feat:						
			and the second s	Park Feat: Heated Garage,Parkade,Titled						
		1								
			1 2							
						Utilities and Fe				
Roof: Construction: Heating: Baseboard,Hot Water,Natural Gas Brick,Stone,Stucco,Wood Frame										
	Deschasud			Brick,Stone,Stucco,Wood Frame						
leating:	Baseboard,	Hot Water,Nat	tural Gas	Flooring:						
leating: Sewer:		Hot Water,Nat	ural Gas				5			
leating: sewer:	Baseboard, None	Hot Water,Nat	urai Gas			Carj	pet,Laminate,Tile			
leating: sewer:		Hot Water,Nat	urai Gas			Car Wate	pet,Laminate,Tile er Source:			
leating: Sewer: Ext Feat:	None			age Control	(s),Microwa	Carj Wate Fnd/	pet, Laminate, Tile er Source: Bsmt:	Stacked,Window	Coverings	
leating: Gewer: Ext Feat: Kitchen App	None	Dishwasł				Carj Wate Fnd/ ave Hood Fan,Ref	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S	Stacked, Window	Coverings	
leating: Sewer: Ext Feat: Citchen App nt Feat:	None	Dishwasł	ner,Electric Stove,Gar			Carj Wate Fnd/ ave Hood Fan,Ref	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S	Stacked,Window	Coverings	
leating: iewer: ixt Feat: (itchen App nt Feat:	None	Dishwasł	ner,Electric Stove,Gar			Carj Wate Fnd/ ave Hood Fan,Ref	pet,Laminate,Tile er Source: Bsmt: rigerator,Washer/Dryer S Closet(s)	Stacked, Window	Coverings	
Heating: Gewer: Ext Feat: Kitchen App nt Feat: Jtilities:	None	Dishwasł	ner,Electric Stove,Gar		ngs,Open F	Carj Watı Fnd/ ave Hood Fan,Refi loorplan,Walk-In	pet,Laminate,Tile er Source: Bsmt: rigerator,Washer/Dryer S Closet(s)	Stacked,Window		<u>iensions</u>
Heating: Sewer: Ext Feat: Kitchen App nt Feat: Jtilities: Room	None	Dishwasł Breakfas	ner,Electric Stove,Gar	s,High Ceilin	ngs,Open F	Carj Watı Fnd/ ave Hood Fan,Refi loorplan,Walk-In Room Informa	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) n		Dim	<u>iensions</u> 0" x 8`4"
leating: Sewer: Ext Feat: Kitchen App nt Feat: Jtilities: Boom Soom	None pl:	Dishwasł Breakfas Level Main Main	ner,Electric Stove,Gar	5,High Ceilin <u>Dimension</u> 9`8" x 5`5 10`6" x 9`	ngs,Open F <u>S</u> 5" 6"	Carj Watı Find/ ave Hood Fan,Ref Hoorplan,Walk-In Room Informa <u>Roor</u> Kitc Livin	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room	<u>Level</u> Main Main	<u>Dim</u> 10` 15`	0" x 8`4" 4" x 11`8"
Heating: Sewer: Ext Feat: Kitchen App nt Feat: Jtilities: Soom Foyer Dining Roo	None pl:	Dishwasł Breakfas Level Main	ner,Electric Stove,Gar	s,High Ceilin Dimension 9`8" x 5`5	ngs,Open F <u>S</u> 5" 6"	Carj Watı Find/ ave Hood Fan,Ref Hoorplan,Walk-In Room Informa <u>Roor</u> Kitc Livin	pet,Laminate,Tile er Source: Bsmt: rigerator,Washer/Dryer S Closet(s) n n hen	<u>Level</u> Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"
leating: Sewer: Ext Feat: Citchen App nt Feat: Jtilities: Coom Soom Coom Coom Coom Coom Coom Coom	None pl:	Dishwasł Breakfas Level Main Main Main Main	ner,Electric Stove,Gar	Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10 11`2" x 9`	ngs,Open F <u>S</u> 5" 6" 0`10" 4"	Carj Watı Find/ Toorplan,Walk-In Room Informa <u>Room Kitc</u> Livia 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room	<u>Level</u> Main Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8"
Heating: Sewer: Ext Feat: Kitchen App nt Feat: Jtilities: Jtilities: Soom Foyer Dining Roo Bedroom - Bedroom	None pl:	Dishwasł Breakfas Level Main Main Main	ner,Electric Stove,Gar	5,High Ceilin Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10	ngs,Open F <u>S</u> 5" 6" 0`10" 4"	Carj Watı Find/ Toorplan,Walk-In Room Informa Room Kitc Livin 4pc 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room Ensuite bath Bathroom	<u>Level</u> Main Main Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"
Heating: Sewer: Ext Feat: Kitchen App nt Feat: Jtilities: Soom Soyer Dining Roo Bedroom - Bedroom	None pl:	Dishwasł Breakfas Level Main Main Main Main	ner,Electric Stove,Gar	Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10 11`2" x 9`	ngs,Open F <u>S</u> 5" 6" 0`10" 4"	Carj Watı Find/ Toorplan,Walk-In Room Informa <u>Room Kitc</u> Livia 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room Ensuite bath Bathroom	<u>Level</u> Main Main Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"
Heating: Sewer: Ext Feat: Kitchen App Int Feat: Utilities: Room Foyer Dining Roo Bedroom - Bedroom Laundry Condo Fee:	None pl: oom - Primary	Dishwasł Breakfas Level Main Main Main Main	ner,Electric Stove,Gar	Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10 11`2" x 9` 5`6" x 5`2	ngs,Open F <u>S</u> 5" 6" 0`10" 4"	Carj Watı Find/ Toorplan,Walk-In Room Informa Room Kitc Livin 4pc 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room Ensuite bath Bathroom	<u>Level</u> Main Main Main Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"
Heating: Sewer: Ext Feat: Kitchen App Int Feat: Utilities: Com Foyer Dining Roo Bedroom Laundry	None pl: oom - Primary	Dishwasł Breakfas Level Main Main Main Main	ner,Electric Stove,Gar	Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10 11`2" x 9` 5`6" x 5`2 Title:	ngs,Open F <u>S</u> 5" 6" 0`10" 24" 2"	Carj Watı Find/ Toorplan,Walk-In Room Informa Room Kitc Livin 4pc 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room Ensuite bath Bathroom	<u>Level</u> Main Main Main	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"
Heating: Sewer: Ext Feat: Kitchen App Int Feat: Utilities: Coom Bedroom Bedroom Laundry Condo Fee:	None pl: oom - Primary	Dishwasł Breakfas Level Main Main Main Main	ner,Electric Stove,Gar	Dimension 9`8" x 5`5 10`6" x 9` 16`0" x 10 11`2" x 9` 5`6" x 5`2	ngs,Open F <u>S</u> 5" 6" 0`10" 24" 2"	Carj Watı Find/ Toorplan,Walk-In Room Informa Room Kitc Livin 4pc 4pc	pet, Laminate, Tile er Source: Bsmt: rigerator, Washer/Dryer S Closet(s) ation n hen ng Room Ensuite bath Bathroom	<u>Level</u> Main Main Main Main Zoning:	<u>Dim</u> 10` 15` 9`4	0" x 8`4" 4" x 11`8" " x 5`4"

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Legal Desc:	0113054
	Remarks
Pub Rmks: Inclusions: Property Listed By:	2 BEDROOMs 2 BATHROOMs 910 SQFT 14 FT CEILINGS TITLED PARKING FRESHLY PAINTED Welcome to this bright and airy suite offering 14 foot ceilings with crown molding facing a quiet tree lined street. Enjoy the open concept living featuring large windows, a sliding door opening onto a private balcony surrounded by mature trees and gas fireplace for those cozy winter nights. The suite features perfectly situated bedrooms on opposite sides of the living space, each with their own full bathroom. The spacious master bedroom includes plenty of space for relaxing and a 4-piece ensuite washroom and walk-in closet. The kitchen is conveniently located just off the dining room and perfect for entertaining with granite counter tops, a convenient breakfast bar and plenty of cabinets. Enjoy the in- suite laundry, titled underground parking with storage locker in front of the stall and amenities of the building including bicycle storage and visitor parking. You can't beat the location of this building with the +15 attaching to Good Life, shopping and restaurants on 17th Avenue just steps away, groceries just a few blocks away and the downtown core just a 10 minute walk away. Book your showing today! Wall Air Conditioner (AS-IS) RE/MAX First

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