

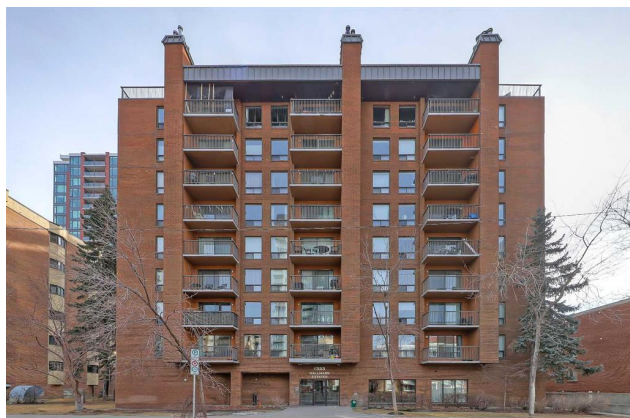


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1323 15 Avenue #202, Calgary T3C 0X8**

MLS® #: **A2192422**      Area: **Beltline**      Listing Date: **02/06/25**      List Price: **\$299,900**  
 Status: **Pending**      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: **903**  
 Low Sqft:  
 Ttl Sqft: **903**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Elevator, Granite Counters, Sauna, See Remarks, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 8`9"	Kitchen	Main	11`6" x 7`0"
Dining Room	Main	8`10" x 7`4"	Bedroom - Primary	Main	14`8" x 9`10"
Bedroom	Main	12`8" x 10`5"	Laundry	Main	6`7" x 5`2"
4pc Bathroom	Main	0`0" x 0`0"	2pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$688**      Title: **Fee Simple**      Zoning: **CC-MH**  
 Fee Freq:

Legal Desc:

8110076

Monthly

Remarks

Pub Rmks:

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* INNER-CITY LIVING AT ITS FINEST! This beautifully renovated 2-BED, 1.5-BATH condo is perfectly situated in the heart of the Beltline, just steps from 17th AVE, trendy restaurants, pubs, boutique shopping, and downtown Calgary. Step inside to a BRIGHT, OPEN-CONCEPT floorplan designed for modern living. The contemporary kitchen features sleek white cabinetry, light granite countertops, and stainless steel appliances. It overlooks the spacious living area, perfect for interaction while entertaining. The dining area is filled with NATURAL LIGHT from large windows. The spacious living room boasts a WOOD-BURNING FIREPLACE and sliding glass doors leading to a COVERED SOUTH-FACING BALCONY—ideal for unwinding or barbecuing. The primary bedroom includes a walk-in closet and PRIVATE 2-PC ENSUITE. The second bedroom is perfect for a roommate, home office, or guest space. A LARGE STORAGE/LAUNDRY ROOM with a full-size stacked washer/dryer adds practicality. Additional features include a SEPARATE STORAGE LOCKER on the main floor and a LARGE UNDERGROUND PARKING STALL. Hallmark Estates is a well-managed CONCRETE BUILDING with SECURE ENTRY, CAMERA MONITORING, and TWO ELEVATORS. The concrete construction offers EXCEPTIONAL SOUNDPROOFING, and this unit DOES NOT SHARE A NEIGHBORING WALL, ensuring rare privacy. Condo fees include all utilities except electricity. Enjoy being STEPS FROM 17TH AVENUE, with shops, cafes, grocery stores, and fitness studios nearby. Within WALKING DISTANCE TO DOWNTOWN and close to inner-city parks, this location is unbeatable—leave your car parked and explore on foot! Schedule your private showing today!**

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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



