



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #2507, Calgary T2G 0B5

MLS® #: **A2192824** Area: **Beltline** Listing Date: **02/10/25** List Price: **\$449,900**
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **1,029**
 Low Sqft:
 Ttl Sqft: **1,029**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Other**

Construction: **Concrete, Stone, Stucco**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 10`8"	Dining Room	Main	9`8" x 9`4"
Living Room	Main	13`8" x 10`3"	Bedroom - Primary	Main	11`8" x 11`0"
Bedroom	Main	10`9" x 9`11"	Laundry	Main	6`1" x 4`11"
3pc Ensuite bath	Main	8`11" x 8`1"	4pc Ensuite bath	Main	9`8" x 5`5"
Balcony	Main	9`8" x 8`0"	Walk-In Closet	Main	8`8" x 5`3"
Walk-In Closet	Main	6`6" x 4`8"			

Legal/Tax/Financial

Condo Fee:
\$625

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0814554**

Remarks

Pub Rmks: **Welcome to the Vetro, in the desirable Beltline Community, close to all amenities, quick walk to Stephen Avenue, 17th Avenue, Mission, The Bow River and The Elbow River, steps away from parks, the pathway system and a short walk to plenty of restaurants, cafes and shopping nearby. This is a very bright south facing unit and balcony with unobstructed views of Stampede Grounds, Rock Mountains and the Calgary Downtown Skyline. This two-bedroom, two-bathroom condo comes with A/C and heated underground, parking, the large kitchen has a wraparound island with granite countertops open to dining and living room. The large primary bedroom includes a walkin -closet that leads to the ensuite bathroom. The second bedroom is big enough to double as a guest bedroom as well as an office. This building also consists of numerous amenities including a recreation room, fitness centre, theatre room hot tub, pool table/games room and more. Parking stall #is 293 on P4 level. Great starter home for a first time buyer or a great investment opportunity. Call today for your private viewing!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











