



THE
A-TEAM

**RE/MAX
FIRST**

108 15 Avenue #602, Calgary T2G 5R9

MLS® #: **A2193315**

Area: **Beltline**

Listing Date: **03/15/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **758**
Low Sqft:
Ttl Sqft: **758**

DOM

37

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise**
(5+)

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor,Hot Water**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|---------------------------------------|--------------|-----------------------|
| Bedroom - Primary | Main | 9`3" x 14`11" | Bedroom | Main | 9`0" x 12`10" |
| 4pc Ensuite bath | Main | | 4pc Bathroom | Main | |
| Kitchen | Main | 8`2" x 8`7" | Living/Dining Room Combination | Main | 12`11" x 14`4" |
| Entrance | Main | 7`7" x 4`10" | Laundry | Main | 7`0" x 4`6" |

Legal/Tax/Financial

Condo Fee:
\$457

Title:
Fee Simple

Zoning:
CC-MH

| | | | |
|---------------------|--|-----------------------------|---------|
| Legal Desc: | 0213028 | Fee Freq: Monthly | Remarks |
| Pub Rmks: | <p>Superb central location in a well run, concrete building! Good sized, sunny south facing balcony with BBQ gas hookup will have a great view of the Stampede fireworks come July. #602 features a functional floor plan with two bedrooms and two full baths (one ensuite and one main), engineered maple hardwood floors, stainless steel appliances and breakfast ledge in the kitchen. Want more dining space? The combination living and dining area has room for both. Built in shelving around the double sided gas fireplace in the living room for cozy nights. The generous primary bedroom shares the other side of the gas fireplace and it's own four piece ensuite with a bathtub. Second bedroom is on the other side of the living space with easy access to the other full four piece bathroom, also with a tub. The in-suite laundry has it's own room along with some storage space. Top it all off with a reasonable condo fee, a spacious underground titled parking stall, plus covered visitor parking (beside the main entrance). You'll love being a short walk to the shops and services of 1st Street SW, 17th Avenue SW, MNP Sport Centre and the downtown core.</p> | | |
| Inclusions: | N/A | | |
| Property Listed By: | Houston Realty.ca | | |

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







