



THE
A-TEAM

**RE/MAX
FIRST**

1111 15 Avenue #501, Calgary T2R 0S8

MLS® #: **A2193397** Area: **Beltline** Listing Date: **02/09/25** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **728**
 Low Sqft:
 Ttl Sqft: **728**

DOM

13

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue**

Construction: **Aluminum Siding ,Concrete**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
 Int Feat: **Elevator,No Animal Home,No Smoking Home**
 Utilities: **Cable Available,Natural Gas Paid,Electricity Available,Electricity Not Paid For,Garbage Collection**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4' 10" x 6' 7"	Living Room	Main	16' 11" x 11' 2"
Kitchen	Main	5' 8" x 6' 7"	Dining Room	Main	6' 11" x 7' 4"
Bedroom	Main	12' 0" x 10' 11"	Bedroom	Main	11' 10" x 11' 1"
Foyer	Main	3' 10" x 7' 2"	Pantry	Main	3' 5" x 3' 3"
Balcony	Main	7' 4" x 3' 7"			

Legal/Tax/Financial

Condo Fee: \$720	Title: Fee Simple Fee Freq: Monthly	Zoning: cc-MH
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Legal Desc: **9411130**

Remarks

Pub Rmks: **The best priced 2 bedroom condo in concrete building in whole Downtown Calgary! Just painted, brand new windows and balcony doors. The building envelope was just finished 3 years ago and is credited for improving the neighborhood esthetics. Great floor plan in this 2 bedroom apartment! Don't miss this bright, sunny and squeaky clean CORNER UNIT with nice balcony and walking distance to 17th Ave coffee shops, restaurants and shopping. Good Earth Coffee shop at the end of the block along with a park across the street.. Large two bedrooms, spacious living room and sizeable counter/cupboard space in kitchen and separate dining area, plus storage room. Don't let the square footage fool you, this is a well laid out space with skyline VIEWS! Also comes with one parking stall and affordable condo fees that include almost everything. It will not last!**

Inclusions: **n/a**
Property Listed By: **Homes for All Realty**

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







