



THE
A-TEAM

**RE/MAX
FIRST**

2400 15 Street #13, Calgary T2T5S3

MLS® #: **A2194140** Area: **Bankview** Listing Date: **02/13/25** List Price: **\$258,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Assigned,Heated Garage,Parkade,Stall,Underground**

DOM

9
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Boiler** Flooring: **Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **High Ceilings,No Animal Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`8" x 11`10"	Kitchen	Main	7`9" x 9`3"
Living Room	Main	11`8" x 17`11"	4pc Bathroom	Upper	8`1" x 4`11"
Bedroom - Primary	Second	11`8" x 12`4"			

Legal/Tax/Financial

Condo Fee: **\$488** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **8111474**

Remarks

Pub Rmks: **Time to escape the ordinary! Welcome to Tiburon Court. At right around 700 sq feet, this uniquely styled condo is LARGER than almost all of the other 1-bedroom units in the entire community of Bankview, and it shows! If you love urban living, this is the area for you! Situated within walking distance to Marda loop, 17th ave, parks, greenspace, and the river. It is also close to shopping, restaurants, entertainment and transit. When you enter, you will notice the high CATHEDRAL CEILINGS, and the loft style bedroom makes this home feel massive! A rare END UNIT means you have less neighbors attached to your place, and because it is a townhouse style condo, there is no one above you! Featuring a SOUTH FACING PATIO, hardwood floors, a large soaker tub in the 4-piece bathroom, HEATED UNDERGROUND SECURED PARKING and IN SUITE LAUNDRY, this unit has it all! Including a fabulous view of the downtown city skyline! The updated galley kitchen and dining area are separated from the spacious living room by the 2-sided wood burning fireplace. Perfect for those cozy winter evenings at home! The large primary bedroom has DOUBLE closets for all your storage needs, plus there is even a heat-controlled storage locker outside the unit. Recent upgrades include a new stackable washer & dryer, new windows , and patio door. It was recently painted, has updated light fixtures, new interior doors, and this unit shows 10/10 ! The Condo fees here are very reasonable for a unit of this size, and includes heat, water and sewer ! If you are tired of the "apartment style" layout of most condos, this one is a must see for you! It's the perfect starter home for someone entering the market, or it can make for an excellent investment property. Call your favorite Realtor and see this before its gone !**

Inclusions: **Wall mount for TV, and stereo cabinet in living room**
Property Listed By: **CIR Realty**

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





