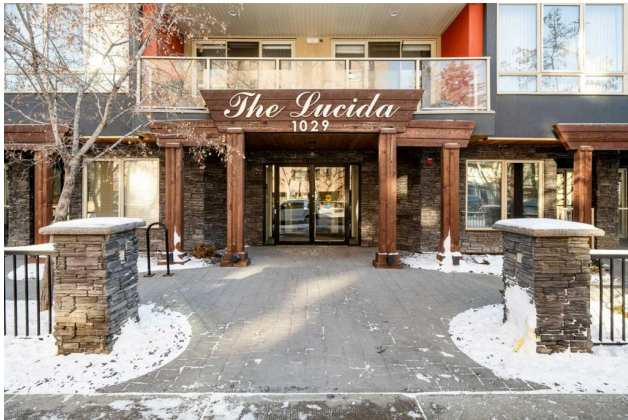




1029 15 Avenue #302, Calgary T2R 0S5

MLS® #: **A2194517** Area: **Beltline** Listing Date: **02/13/25** List Price: **\$417,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM **9**
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7'9" x 4'11"	5pc Ensuite bath	Main	7'7" x 9'2"
Dining Room	Main	13'8" x 7'5"	Kitchen	Main	11'10" x 13'0"
Living Room	Main	11'9" x 11'4"	Bedroom	Main	9'5" x 9'6"
Bedroom - Primary	Main	9'5" x 10'11"			

Legal/Tax/Financial

Condo Fee: **\$742** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq: **Monthly**
 Legal Desc: **1511509**

Remarks

Pub Rmks: ****OPEN HOUSE: SUNDAY FEB 23 | 2:00-4:00pm**Welcome to The Lucida, located in the heart of the Beltline, a prime location just a short walk from trendy coffee shops, restaurants, and pubs and near the downtown core. Discover this stunning, mint-condition 2-BEDROOM, 2-BATHROOM condo in a unique boutique-style building. Built in 2015, this 811 sqft open-concept unit features modern finishes and beautiful walnut-engineered HARDWOOD floors. The dream kitchen is equipped with European cabinetry, soft-close drawers, a spacious central island, a step-in pantry, high-end stainless steel appliances—including a gas range—and elegant white quartz countertops. The floor-to-ceiling windows showcase the unit's sunny SOUTH EXPOSURE and lead out to a massive FULL-LENGTH DECK accessible from both the living room and the primary suite. The primary bedroom serves as a perfect retreat with a walk-through closet that leads to a lovely 5-PIECE ENSUITE featuring dual sinks, stylish cabinetry, a generous soaker tub, and a separate walk-in shower. The large and versatile SECOND BEDROOM, located across the hall from a handy 4-piece bathroom, is ideal for guests, roommates, or a home office. Convenience is prioritized with IN-SUITE LAUNDRY, heated and TITLED UNDERGROUND PARKING, and a handy STORAGE LOCKER in the parkade. The building boasts top-quality green construction, featuring gip-crete concrete between floors and extra soundproofing between walls. Experience the pinnacle of urban living at 302-1029 15 AV SW, where luxury meets convenience in Calgary's vibrant Beltline.**

Inclusions: **2 TV Wall Mounts, Floating shelf in living room**
Property Listed By: **Century 21 Bamber Realty LTD.**

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



