

**1029 15 Avenue #302, Calgary T2R 0S5**

MLS®#: **A2194517** Area: **Beltline** Listing **02/13/25** List Price: **\$405,000**  
 Status: **Active** County: **Calgary** Change: **-\$7k, 23-Apr** Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **811**  
 Low Sqft:  
 Ttl Sqft: **811**

DOM  
**70**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 7`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 10`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$742** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **1511509**

Remarks

Pub Rmks: **Welcome to Unit 302 at The Lucida, a boutique-style gem in the heart of Calgary's vibrant Beltline—perfectly designed for the dynamic urban professional. This stylish 2-bedroom, 2-bathroom condo offers the ideal blend of sophisticated design, smart layout, and unbeatable location. Step inside and you'll immediately feel the difference. Built in 2015, this 811 sq. ft. open-concept suite is in mint condition, featuring modern European finishes, engineered walnut hardwood flooring, and floor-to-ceiling windows that flood the space with sunlight thanks to its sunny south exposure. Whether you're hosting a dinner party or enjoying a cozy night in, the chef-inspired kitchen has you covered with sleek cabinetry, soft-close drawers, a spacious island for entertaining, high-end stainless steel appliances (yes, including a gas range), and white quartz countertops. A step-in pantry adds both function and finesse. Love to entertain or need space for a roommate? The second bedroom is ideally located across from a full 4-piece bathroom, offering privacy and flexibility—perfect for overnight guests, a roommate, or even a stylish home office. The primary suite is your personal retreat, complete with a walk-through closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate walk-in shower. Your dog will love the neighborhood's walkability and green spaces nearby, while you'll appreciate the convenience of in-suite laundry, heated TITLED underground parking, and a secure storage locker. Plus, the building's high-quality soundproofing ensures your peace and privacy. Location is everything—and you'll be just steps from Calgary's best coffee spots, restaurants, and bars, with the downtown core within easy reach.**

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**







