



THE
A-TEAM

**RE/MAX
FIRST**

836 15 Avenue #805, Calgary T2R 1S2

MLS® #: **A2195959**

Area: **Beltline**

Listing Date: **02/27/25**

List Price: **\$439,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$753

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-COR**

Legal Desc: **0412542**

Remarks

Pub Rmks:

Welcome to your urban oasis! This stunning 2-bedroom condo offers modern living with wide plank flooring throughout and a beautiful maple kitchen featuring sleek quartz countertops and a breakfast bar perfect for morning coffee. Bask in natural light pouring through the windows that surround the cozy dining and living area, complete with a gas fireplace for those cozy nights in. The primary bedroom boasts a walk-through closet leading to a private ensuite. Additional perks include insuite laundry, Central Air and titled underground parking. Enjoy the convenience of walking to work, and being just steps away from the trendy 17th Ave, filled with shops, pubs, restaurants, and more! This is city living at its finest!

Inclusions:

n/a

Property Listed By:

Charles

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







