



THE
A-TEAM

**RE/MAX
FIRST**

616 15 Avenue #701, Calgary T2R0R5

MLS® #: **A2196132** Area: **Beltline** Listing Date: **03/14/25** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade

Finished Floor Area

Abv Sqft: **915**

Low Sqft:

Ttl Sqft: **915**

DOM

22

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Garburator, Refrigerator, See Remarks, Washer/Dryer**
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 10`4"	Dining Room	Main	9`2" x 7`3"
Living Room	Main	15`11" x 15`6"	Laundry	Main	6`9" x 4`8"
Bedroom - Primary	Main	13`10" x 10`11"	Bedroom	Main	13`1" x 9`4"
4pc Bathroom	Main	7`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$734

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 7911004

Remarks

Pub Rmks: **Experience urban living at its finest in this stunning 7th-floor corner unit condo in the heart of the Beltline! Just steps from 17th Ave SW, you'll have some of the city's best restaurants, bars, and entertainment at your doorstep. This spacious two-bedroom condo offers an open and airy layout with floor-to-ceiling windows that flood the space with natural light. The updated modern kitchen features stainless steel appliances, a huge island, and ample storage—perfect for cooking and entertaining. Step outside onto the wrap-around patio and take in the vibrant city views while enjoying your morning coffee or evening drinks. Additional perks include in-suite laundry, underground assigned parking, and a prime downtown location. Whether you're looking for a stylish first home or a smart investment opportunity, this property has you covered—long-term tenants are already in place and would love to stay! Don't miss out—schedule your private viewing today!**

Inclusions: N/A
Property Listed By: Century 21 Masters

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





