



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #3401, Calgary T2G 0B5

MLS® #: **A2196592**

Area: **Beltline**

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

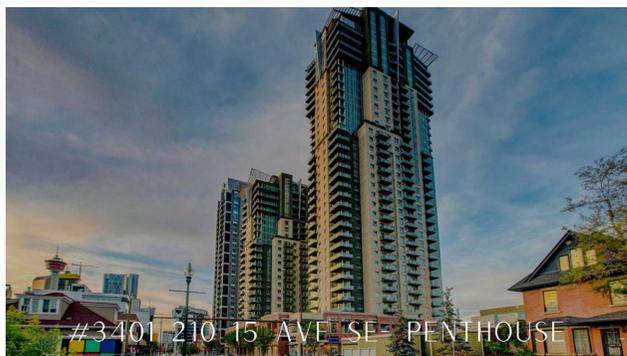
List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,203**
Low Sqft:
Ttl Sqft: **1,203**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Owned,Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Lighting,Private Entrance**

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 9`0"	Dining Room	Main	11`8" x 10`6"
Living Room	Main	13`0" x 12`0"	Entrance	Main	8`0" x 7`0"
Bedroom	Main	10`6" x 8`10"	Laundry	Main	6`0" x 5`6"
Bedroom - Primary	Main	13`0" x 10`0"	Bedroom	Main	12`8" x 10`6"
3pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$762

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

Zoning: **DC**

Legal Desc:

0814554

Remarks

Pub Rmks:

34th FLOOR PENTHOUSE | BREATHTAKING VIEWS OF DOWNTOWN SKYLINE + MOUNTAINS | TWO TITLED PARKING STALLS | MASSIVE WEST FACING PATIO |
Experience luxury in this top-floor penthouse at Vetro, offering over 1,200 square feet of opulent living space. This extraordinary condo features two master bedrooms, each complete with its own full bathroom and spacious walk-in closets, and a full home office/den that could easily be a third bedroom. Situated in the prime northwest corner of the building, this penthouse is characterized by its floor-to-ceiling windows and an expansive corner balcony, providing unobstructed, panoramic views of the Rocky Mountains and the downtown Calgary skyline. The abundance of natural light streaming into the unit further enhances its allure and desirability. The large kitchen features upgraded stainless steel appliances, granite counters, ample storage, and plenty of room around the breakfast bar for those who value entertaining space. This unit also encompasses a full size dining area, a large living area and a full size laundry room. This unit includes two titled parking stalls, a storage locker in the secure underground parkade, and plenty of visitor parking for your guests. Amenities within the building include a well-equipped gym, a hot tub, sauna, a games room, and a theatre, perfect for large get-togethers with friends and family. The location is unparalleled, just a 5 minute walk to the downtown core, a 2 minute walk to 17 Ave S.W, The Saddledome + the BMO Centre and new flames arena, and almost direct access to the C-train station. For added convenience, a Shoppers Drug Mart, dry cleaner and grocery store are attached to the building, along with an array of coffee shops, the Sunterra Market, and everything else one would expect with downtown living. Take advantage of this exceptional opportunity to call the best unit in the building home. Current long-term tenant in place would love to stay for at least another year if you're an investor, current lease ends May 30, 2025. Please reach out for a private showing today.

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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

