



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2611 15A Street #302, Calgary T2T 4C1**

MLS® #: **A2197176**

Area: **Bankview**

Listing Date: **03/09/25**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **770**  
Low Sqft:  
Ttl Sqft: **770**

DOM

**45**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony**

Construction: **Cedar,Wood Frame**  
Flooring: **Ceramic Tile,Linoleum**  
Water Source:  
**Public**  
Fnd/Bsmt:  
**Other**

Kitchen Appl: **Electric Oven,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Range Hood,Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s),Walk-In Closet(s)**  
Utilities: **None**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 11`1"	Dining Room	Main	11`0" x 9`7"
Walk-In Closet	Main	6`11" x 4`11"	Kitchen	Main	8`6" x 7`0"
Bedroom - Primary	Main	12`9" x 9`11"	Bedroom	Main	9`4" x 9`0"
Hall	Main	9`8" x 2`11"	4pc Bathroom	Main	7`10" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$835**

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

Zoning:  
**M-C2**

Legal Desc: **8111786**

Remarks

Pub Rmks: **Welcome to this 2 bedroom, Bright spacious top floor open concept condo in the heart of Bankview. This condo unit has a new fridge and dishwasher and has been freshly painted. The master bedroom has a walk in closet. This unit has the convenience of in suite laundry. The sliding patio doors open into a large patio, where you can relax and enjoy barbequing anytime. The living room has a fireplace that adds character to this unit., perfect for mounting your tv or decorating with your personal touches. The location is close to downtown, shopping, parks, schools and restaurants. This condo is ready for you to move in.**

Inclusions:  
Property Listed By: **none**  
**KIC Realty**

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





