



THE
A-TEAM

**RE/MAX
FIRST**

1330 15 Avenue #901, Calgary T2C3N7

MLS®#: **A2197438**

Area: **Beltline**

Listing Date: **02/26/25**

List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **+\$1,000, 26-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area
Abv Sqft: **564**
Low Sqft:
Ttl Sqft: **564**

DOM

0
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 11`4"	Bedroom	Main	12`3" x 11`8"
Dining Room	Main	8`5" x 4`9"	Kitchen	Main	6`5" x 6`10"
4pc Bathroom	Main	7`10" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$440

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-COR**

Monthly

Legal Desc: 9610377

Remarks

Pub Rmks: **Welcome to the heart of Wellington Estates. This great 9th-floor condo offers more than just a home; it offers the luxury lifestyle you ever dreamed of. Step inside to discover an inviting open floor plan flooded with natural light, thanks to expansive west facing windows that frame amazing unobstructed views. The spacious living area seamlessly flows into a large balcony, perfect for morning coffee or entertaining guests. As soon as you enter the unit you will be greeted by a hallway and a good size closet space. On your right is a spacious kitchen with stainless steel dishwasher and stove, a microwave and a fridge. The expansive countertops go all along to the dining area. The master bedroom provides ample space for a home office, while ensuite laundry adds practicality to modern living. Indulge in the luxury of heated underground parking, ensuring your vehicle is sheltered year-round. Plus, with storage for bikes and tires, you can explore the city at your leisure. Location is key, and this residence does not disappoint. Situated within walking distance of Kensington, river pathways, the downtown core, and trendy 17th Ave, every convenience at your doorstep. Discover amenities, from boutique shops to gourmet restaurants, and immerse yourself into enjoyable city living. Inside, a recent renovation elevates the space of elegance and functionality. Enjoy the peace and quiet of a well-maintained building with thick walls and considerate neighbors. Revel in the convenience of walking everywhere, from bustling cafes to serene river pathways, all just moments from your doorstep. THE View from the 9th floor provides a daily reminder of the beauty that surrounds you. Make this 9th-floor retreat in Wellington Estates yours and embrace City living at its finest.**

Inclusions:
Property Listed By: ..
Real Broker

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







