



THE
A-TEAM

**RE/MAX
FIRST**

812 15 Avenue #101, Calgary T2R0S1

MLS® #: **A2197462**

Area: **Beltline**

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

List Price: **\$189,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **332**
Low Sqft:
Ttl Sqft: **332**

DOM

0

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting

Lot Feat:

None, Off Street, On Street

Park Feat:

Utilities and Features

Roof: **Baseboard**

Construction: **Brick, Concrete**

Heating: **Baseboard**
Sewer: **Private Entrance, Private Yard, Uncovered Courtyard**
Ext Feat: **Private Entrance, Private Yard, Uncovered Courtyard**

Flooring: **Tile**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, Stone Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$325**
Legal Desc: **0613161**

Title: **Fee Simple**
Fee Freq: **Monthly**
Zoning: **CC-MH**

Remarks

Pub Rmks: **Welcome to the ultimate turn-key investment opportunity in the heart of Calgary! This stylish studio condo is the perfect blend of modern design, urban convenience, and income potential! Whether you're an investor looking for a high-yield short-term rental or a first time buyer seeking a sleek, clean, and affordable space, this unit is sure to deliver. Nestled in Calgary's Vibrant Beltline Community. This stylish condo is steps away from absolutely everything - trendy restaurants, boutique shopping, the best cafe's, nightlife hotspots along 17th Ave SW, Downtown corporate offices, and the City's Top Attractions! Whether it's business travelers, weekend visitors, or urban professionals, the demand for short & long term rentals in this area is sky-high. Plus, with the CTrain station, river pathways, Historic Design & Newly Refreshed Entertainment Districts all within walking distance, convenience is at it's finest. This studio is designed for efficiency and style - featuring IN SUITE LAUNDRY, and open-concept layout that maximizes space & functionality. The sleek kitchen boasts quartz countertops, full-size stainless steel appliances, with Dishwasher and ample storage, making meal prep effortless. The living room and bedroom area are thoughtfully designed and bathed in natural light from the large windows, offering an airy, spacious feel. A spacious entryway and well kept 3PC Bathroom complete this wonderful home. This is more than just a condo, it's an opportunity to own a high-performing real estate asset in Calgary's thriving rental market. Investors, digital nomads, and urban professionals, don't miss out! Schedule a private showing today and secure your spot in one of downtown Calgary's best investment-friendly communities & buildings! Be sure to check out the 3D Tour and Digital Feature Sheet with more Community Information contained within the links attached to this listing.**

Inclusions: **Murphy Bed Frame (Sold "As Is")**
Property Listed By: **Real Broker**

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





