



THE
A-TEAM

**RE/MAX
FIRST**

210 15 Avenue #2201, Calgary T2G 0B5

MLS® #: **A2198325**

Area: **Beltline**

Listing Date: **03/01/25**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`11" x 7`7"	4pc Ensuite bath	Main	5`5" x 8`0"
Bedroom	Main	11`8" x 10`10"	Dining Room	Main	12`10" x 10`7"
Kitchen	Main	12`2" x 9`9"	Living Room	Main	15`2" x 16`9"
Bedroom - Primary	Main	11`0" x 11`1"			

Legal/Tax/Financial

Condo Fee:
\$561

Title:
Fee Simple

Zoning:
DC

Legal Desc:	0814554	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your dream home in the heart of the Beltline! This stunning 2-bedroom, 2-bathroom condo offers over 900 sq. ft. of sleek, modern living with unparalleled city and mountain views. Perched high above the city, floor-to-ceiling windows and 10-ft ceilings create a bright, airy, and open atmosphere, showcasing breathtaking vistas of downtown, and the Rocky Mountains. Enjoy west-facing sunsets from your private balcony, the perfect spot to unwind after a long day. The thoughtfully designed layout features a spacious living area, a sleek modern kitchen, and air conditioning to keep you cool in the summer. The primary suite boasts a private ensuite, while the second bedroom offers versatility for guests or a home office. In-suite laundry adds convenience to this urban oasis. This upscale building offers titled underground parking, an assigned storage unit, and exclusive access to a fully equipped fitness center and hot tub. Located steps from the LRT, Stampede Grounds, nightlife, shopping, and entertainment, this is city living at its finest. Don't miss this opportunity to experience the ultimate urban lifestyle.</p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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







