



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1311 15 Avenue #704, Calgary T3C 0X8**

MLS® #: **A2199488**

Area: **Beltline**

Listing Date: **03/07/25**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **983**  
Low Sqft:  
Ttl Sqft: **983**

DOM

**42**

Layout

Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Alley Access,Assigned,Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Flat**  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Brick,Concrete**

Flooring: **Carpet,Tile**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Elevator,Granite Counters,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:  
**\$829**

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

Zoning: **CC-MH**

Legal Desc: **8211675**

Remarks

Pub Rmks:	<b>Welcome to this stunning top-floor corner unit offering 983 square feet of bright and spacious living. With city and park views, this two-bedroom, one-and-a-half-bathroom apartment is a rare find. The updated kitchen features beautiful granite countertops and ample cabinet space, making it both stylish and functional. The open layout flows seamlessly into the dining and living areas, where large south facing windows flood the space with natural light. Both bedrooms are generously sized, with the primary bedroom boasting its own private two-piece ensuite. This home also includes A large, covered balcony and secure heated underground parking, providing convenience and peace of mind year-round. Located just steps from trendy 17th Avenue, you'll have easy access to a vibrant mix of restaurants, cafés, unique shops, and entertainment. Downtown is within walking distance. Don't miss this incredible opportunity to own a top-floor corner unit in a prime location. Book your private showing today!</b>
Inclusions:	<b>None</b>
Property Listed By:	<b>Royal LePage Benchmark</b>

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











