

812 15 Avenue #101, Calgary T2R0S1

MLS® #: **A2205596** Area: **Beltline** Listing Date: **03/25/25** List Price: **\$175,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

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

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Loft/Bachelor/Studio**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting**
 Park Feat: **None, Off Street, On Street**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard, Uncovered Courtyard**
 Construction: **Brick, Concrete**
 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
3pc Bathroom	Main	5`0" x 6`8"	Bedroom	Main	8`0" x 8`4"
Kitchen	Main	9`3" x 8`0"	Living Room	Main	9`7" x 8`4"

Legal/Tax/Financial

Condo Fee: **\$325** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 0613161

Remarks

Pub Rmks: **NEW PRICE on the ultimate turn-key investment opportunity in the heart of Calgary! This stylish studio is the perfect blend of modern design, urban convenience, and income potential! Whether you're an investor looking for a high-yield short, or long term rental, or a first time buyer seeking a clean, modern, and affordable space, this unit is sure to deliver. Nestled in one of Calgary's top rated inner city communities; the Beltline. This stylish condo is steps away from absolutely everything! Trendy restaurants, boutique shopping, the best cafe's, nightlife hotspots, all along 17th Ave SW, walking distance to 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 a short walk, 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 to book your showing today!**

Inclusions: **Murphy Bed Frame (Sold "As Is"), Building FOB, Mail Key**
Property Listed By: **The Real Estate District**

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





