



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 15 Avenue #1808, Calgary T2G0B5**

MLS® #: **A2207578**

Area: **Beltline**

Listing Date: **04/01/25**

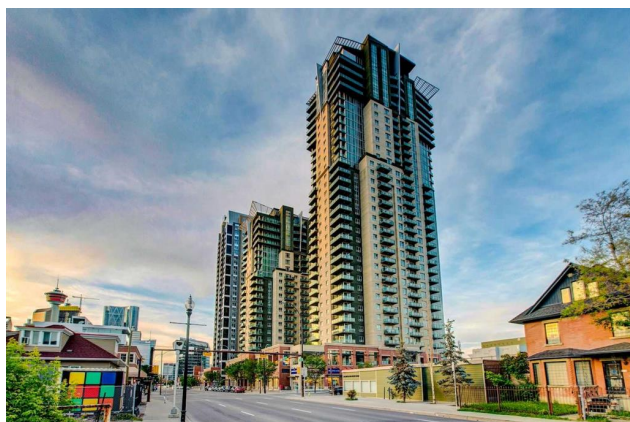
List Price: **\$398,000**

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: **968**  
Low Sqft:  
Ttl Sqft: **968**

DOM

**21**

Layout

Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Access:  
Lot Feat:  
Park Feat:

**Parkade**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Closet Organizers**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 6`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 3`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$556**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	0814554	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>This exceptional 960 sq ft, open-concept unit features 2 bedrooms, 2 bathrooms, a spacious living/dining area, in-suite laundry and a large balcony with incredible city and mountain views. The hardwood flooring throughout the home offers a clean and consistent feeling of warmth and brightness. The living/dining area is perfect for entertaining, and the abundance of natural light showcases the space. The two generous bedrooms have walk-through closets and 4-piece ensuites for your privacy and retreat. Additional features include ample in-unit storage, full-size laundry, a neat wall niche that you could use as a workspace and one titled parking stall. Residents enjoy concierge, security, exercise room, Jacuzzi, steam room, social/billiard room, theatre, rooftop patio, bike room and guest parking. Located next to the Stampede LRT and minutes from popular destinations, this home offers a vibrant lifestyle.</b></p>		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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





