



THE
A-TEAM

**RE/MAX
FIRST**

108 3 Avenue #307, Calgary T3P 0E7

MLS® #: **A2096824**

Area: **Chinatown**

Listing Date: **01/04/24**

List Price: **\$188,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **540**
Low Sqft:
Ttl Sqft: **540**

DOM

136
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`10" x 12`3"	Eat in Kitchen	Main	9`11" x 7`3"
Bedroom - Primary	Main	10`6" x 7`1"	Bedroom	Main	6`5" x 6`2"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$578

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

Zoning: **DC (pre 1P2007)**

Legal Desc:	9311533	Remarks
Pub Rmks:	<p>*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Perfect for first-time buyers and investors. AFFORDABLE URBAN LIVING is at your fingertips in the heart of Chinatown! This cozy 2-BED, 1-BATH condo offers a convenient and vibrant urban lifestyle with many amenities and natural attractions at your fingertips. Plus, you are just steps away from Downtown Calgary! The living area has tall windows that allow plenty of natural light to flood the space w/ easy access to the private, covered West-facing balcony, a good-sized kitchen, a 4-pc main bath, and convenient in-suite storage. Low condo fees include ELECTRICITY, HEAT, AND WATER. Five Harvest Plaza is a well-maintained concrete high-rise complex with newer elevators, secure entrance, and common area laundry, ensuring a hassle-free lifestyle. Ideally located, Chinatown offers an array of shops, businesses, and authentic restaurants. Enjoy being minutes to Downtown amenities, plenty of shopping, and the Bow River, Bow River Park & Pathways are a short walk away. If you need to commute, the LRT is less than a 10-minute walk, offering easy access to the city's public transportation network, making this an excellent option for young professionals and commuters. Don't miss the opportunity to make this affordable condo your home. Experience the best urban living with a prime location and many amenities at your doorstep. Schedule your private viewing today!</p>	
Inclusions:	None	
Property Listed By:	RE/MAX HOUSE OF REAL ESTATE	

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







