



THE
A-TEAM

**RE/MAX
FIRST**

1507 CENTRE A Street #310, Calgary T2E 2Z8

MLS®#: **A2100281** Area: **Crescent Heights** Listing **01/06/24** List Price: **\$319,000**
 Status: **Active** County: **Calgary** Change: **+\$9k, 15-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **761**
 Low Sqft:
 Ttl Sqft: **761**

DOM

134
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt** Construction: **Concrete**
 Heating: **Baseboard** Flooring: **Ceramic Tile, Laminate**
 Sewer: Ext Feat: **Balcony, Courtyard, Storage** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 8`5"	Kitchen With Eating Area	Main	10`6" x 9`1"
Bedroom - Primary	Main	11`1" x 10`11"	Bedroom	Main	11`1" x 8`7"
4pc Ensuite bath	Main	8`11" x 4`10"	4pc Bathroom	Main	7`9" x 4`6"
Laundry	Main	2`9" x 2`5"			

Legal/Tax/Financial

Condo Fee: **\$578** Title: **Fee Simple** Zoning: **DC(pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: **0210342**

Remarks

Pub Rmks: **Nicely kept 2 bedroom apartment located in sought after community of Crescent Heights, Beautiful main floor lobby leading to 2 elevators. On site manager office right on the main floor. This 3 rd floor unit features 2 bedrooms and 2 full bathrooms. Open bright kitchen, Eating area and living room. Tile flooring in kitchen and bathroom area, Corner fireplace, Primary bedroom with ensuite bathroom. The unit is freshly painted, New stove and new hood fan. West facing balcony have beautiful view and a lot of sun light, This unit comes with one titled underground parking. The building has fitness facilities and a communal patio to BBQ. It is closed to all amenities.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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





