



THE
A-TEAM

**RE/MAX
FIRST**

1022 16 Avenue #503, Calgary T2M 0K5

MLS®#: **A2106574**

Area: **Mount Pleasant**

Listing Date: **04/05/24**

List Price: **\$220,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **607**
Low Sqft:
Ttl Sqft: **607**

DOM

44

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Leased,None**

Utilities and Features

Roof: **Flat Torch Membrane,Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Stone Counters,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 12`6"
Bedroom - Primary	Main	11`9" x 11`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`9" x 9`0"
4pc Bathroom	Main	6`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$540

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f5.0h38

Legal Desc:	0614581	Remarks
Pub Rmks:	**BACK ON MARKET DUE TO BUYERS NOT SECURING FINANCING** PRIME LOCATION! This conveniently located apartment is PERFECT for a STUDENT or an INVESTOR. Only steps from the SAIT Campus, walking distance to: North Hill mall, restaurants/bars, medical, grocery and entertainment. Direct access to transit for those attending U of C or working downtown. Skip residence and move into this spacious and bright 1 bedroom, 1 bath apartment. Showcasing fresh NEW updates including: paint throughout, Quartz counter tops, custom built wood cabinets, bathroom vanity, toilet and mirror, modern vinyl plank flooring, new tasteful back splash and IN SUITE LAUNDRY. Spectacular City Center Views from your own private balcony. Your child's application was accepted, so book your private viewing today and buy NOW!	
Inclusions:	N/A	
Property Listed By:	Grassroots Realty Group	

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





