



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1804, Calgary T2G 0S3

MLS® #: **A2106622**

Area: **Downtown East
Village**

Listing Date: **02/08/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **550**
Low Sqft:
Ttl Sqft: **550**

DOM

101

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator, Laminate Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|------------------|---------------|
| Living Room | Main | 11`0" x 11`0" | Kitchen With Eating Area | Main | 11`0" x 10`0" |
| Bedroom - Primary | Main | 12`0" x 9`0" | 4pc Bathroom | Main | |
| Laundry | Main | 8`0" x 6`0" | | | |
| Legal/Tax/Financial | | | | | |
| Condo Fee: \$390 | | Title: Fee Simple | | Zoning: CC-ET | |
| | | Fee Freq: Monthly | | | |
| Legal Desc: | 1012483 | | | | |
| Remarks | | | | | |
| Pub Rmks: | Excellent apartment condo with a tenant on a month to month lease (\$1825/month). Tenant will go longer term if an investor is interested Just below top floor, excellent south view and sunshine direction. Spacious open plan with comfortable bedroom, full bath, separate laundry room with storage and one underground parking stall. Ammenities include an exercise room, secured front lobby entrance | | | | |
| Inclusions: | none | | | | |
| Property Listed By: | Royal LePage Solutions | | | | |

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







