



THE
A-TEAM

**RE/MAX
FIRST**

103 10 Avenue #201, Calgary T2M 0B4

MLS® #: **A2108808**

Area: **Crescent Heights**

Listing Date: **02/20/24**

List Price: **\$256,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **938**
Low Sqft:
Ttl Sqft: **938**

DOM

89
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 7`8"	Kitchen	Main	12`3" x 14`5"
Laundry	Main	4`4" x 2`9"	4pc Bathroom	Main	6`5" x 9`1"
Living Room	Main	12`4" x 16`7"	Dining Room	Main	12`4" x 8`7"
Bedroom	Main	10`6" x 11`5"	Bedroom - Primary	Main	10`6" x 14`1"
Pantry	Main	3`0" x 2`8"			

Legal/Tax/Financial

Condo Fee:
\$643

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9612666**

Remarks

Pub Rmks: **Good starter home or investment property, steps away from school, restaurants, shopping, and public transits, welcome to this spacious 938 sqft apartment unit in convenient Crescent Heights. It features 1 underground parking, 2 large bedrooms, 1 full bathroom, large sunning living room, spacious kitchen and eating area, and in suite laundry. It closes to Downtown and easy access to major roads. ** 201 103 10 Ave NW ****

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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







