



THE
A-TEAM

**RE/MAX
FIRST**

15207 1 Street #206, Calgary T2X 2A2

MLS® #: **A2110234**

Area: **Midnapore**

Listing Date: **03/04/24**

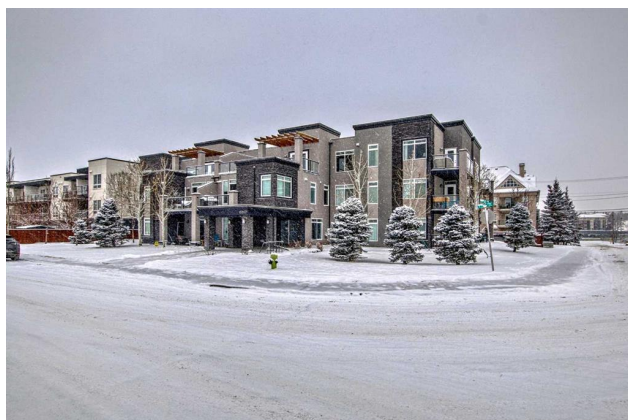
List Price: **\$348,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **949**
Low Sqft:
Ttl Sqft: **949**

DOM

76

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	6`1" x 12`2"	Bedroom - Primary	Main	12`6" x 9`10"
Dining Room	Main	11`1" x 8`10"	Living Room	Main	10`0" x 8`11"
Entrance	Main	4`5" x 4`10"	Bedroom	Main	11`3" x 12`3"
Kitchen	Main	11`6" x 14`1"	Laundry	Main	5`10" x 7`11"
4pc Bathroom	Main	5`8" x 7`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$579

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1412876

Remarks

Pub Rmks:

Welcome home to this second floor 2 Bedroom, 2 Bathroom unit! This corner unit has large windows, 9 foot ceilings, Very functional and upgraded kitchen with stainless steel appliances, ample cabinet and counter space, Kitchen Island, tiled backsplash and granite countertops. The Primary bedroom has a full 4 piece ensuite and lots of closet space! The Eating area and living room area is a good size and has access out to the sunny west facing balcony to enjoy the amazing sunsets on! This unit also features another full bathroom for guests, a large corner pantry, in suite laundry and some storage space! There is also a titled underground parking stall and 2 underground visitor parking stalls. Located on a quiet street and the corner location offers extra parking for an additional vehicle. Lake access is included in the condo fees for year round use and you are close to LRT, bus, shopping, major roadways, shopping malls, Fish Creek Park and schools! This is a great unit in a solid building

Inclusions:

N/A

Property Listed By:

Real Broker

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



