



THE
A-TEAM

**RE/MAX
FIRST**

717 4A Street #402, Calgary T2E 3W1

MLS® #: **A2110813**

Area: **Renfrew**

Listing Date: **03/11/24**

List Price: **\$314,888**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **883**
Low Sqft:
Ttl Sqft: **883**

DOM

69

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Elevator,Jetted Tub,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 11`0"
Dining Room	Main	8`0" x 8`0"
Bedroom	Main	11`0" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`0" x 8`0"
Bedroom - Primary	Main	12`0" x 11`0"
3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	6`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$797

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc:

9010965

Remarks

Pub Rmks:

OPEN HOUSE: MONDAY, MAY 20, 4:30 - 7:00 PM ' Very Special!!! this fabulous penthouse has 2 bedrooms and is located at the edge of downtown, very walkable! Trendy and high quality designs! spacious, gorgeous dark maple kitchen with tons of counter space, stainless steel appliances, breakfast bar, tiled backsplash trendy drop lighting! Gorgeous hardwood throughout the main living areas, huge primary bedroom with built in desk, large walk in closet and a terrific spa like bath with jetted tub! The living room has a great west and downtown view, lots of sun, built-in bookcase and a warm fireplace. A nice spacious dining area, 2nd bedroom and or den with a walk in closet, tiled laundry room and a full second bath. The deck has a terrific view of the Stampede fireworks. Top floor with only 4 penthouse units. Great healthy reserve fund balance and ongoing maintenance throughout the building

Inclusions:

door and parkad access fobs

Property Listed By:

Royal LePage Solutions

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





