



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**431 1 Avenue #106, Calgary T3A 0X9**

MLS® #: **A2111569**

Area: **Crescent Heights**

Listing Date: **03/01/24**

List Price: **\$244,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1982**

Finished Floor Area

Abv Sqft: **691**

Low Sqft:

Ttl Sqft: **691**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**79**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s)**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`5" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 8`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$594**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**M-C2**

Legal Desc:	0012750	Monthly	Remarks
Pub Rmks:	<b>This 2 bedroom unit is located withing walking distance of downtown and next to trendy Bridgeland. The unit includes one 4 PCE bathroom, in-suite stacked laundry and the largest patio area in the building. The kitchen has marble countertops with a 4-piece appliance package. Located on the first floor of a three-story building, parking stall in a heated underground parkade is included. This is a great rental property and is currently tenanted until AUGUST 31 2024</b>		
Inclusions:	N/A		
Property Listed By:	Real Estate Professionals Inc.		

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





