



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 5 Avenue #101, Calgary T2E 0K5**

MLS®#: **A2113881**

Area: **Crescent Heights**

Listing Date: **03/12/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Calgary**

Year Built:

**1978**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**696**

Low Sqft:

Ttl Sqft:

**696**

DOM

**69**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Treed**

**Assigned,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Brick,Wood Frame,Wood Siding**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Kitchen Island,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Living Room**

**Breakfast Nook**

**Bedroom**

Level

**Main**

**Main**

**Main**

Dimensions

**14`5" x 11`0"**

**7`0" x 5`0"**

**11`1" x 8`6"**

Room

**Kitchen**

**Bedroom - Primary**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

Dimensions

**12`5" x 8`10"**

**11`5" x 9`10"**

Legal/Tax/Financial

Condo Fee:  
**\$557**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **0110571**

Remarks

Pub Rmks: **Prime location (5 block walk to downtown), excellent maintained and well updated two bedroom condo with large walkout patio, sunny south exposure, underground parking, insuite laundry. Maple kitchen with portable island, newer appliances, spacious living room, totally renovated bathroom, flooring, spacious bedrooms. Note this unit is below grade level however there is a very spacious walk out patio from the living room**

Inclusions:  
Property Listed By: **none**  
**Royal LePage Solutions**

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





















