



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**528 20 Avenue #308, Calgary T2S 0E8**

MLS® #: **A2113899**

Area: **Cliff Bungalow**

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

List Price: **\$199,500**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **440**  
Low Sqft:  
Ttl Sqft: **440**

DOM

**68**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None, Unassigned**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Refrigerator, Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>7' 6" x 3' 1"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15' 11" x 14' 1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13' 2" x 10' 4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: <b>\$482</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-C2</b>
----------------------------	--	------------------------

Legal Desc: **0712645**

Remarks

Pub Rmks:

**Attention young professionals, first-time buyers, and savvy investors! Don't hesitate - act fast to secure this property! This stunning apartment has been impeccably maintained and extensively renovated. Featuring Italian tile floors with a wood-like appearance and a fully renovated bathroom, this gem is filled with unique quality-of-life updates. Enjoy plenty of natural light in this south-facing apartment, and take advantage of the balcony to cultivate your green thumb or soak up the sun while taking in the stunning neighborhood views. The unit comes equipped with all the necessary appliances, including an in-suite combination washer and dryer. Additionally, there's extra storage adjacent to the apartment on the same floor to store items like bikes, suitcases, and other belongings. The apartment is located in a quiet walk-up building in one of Calgary's most sought-after neighborhoods, offering the perfect blend of tranquility and urban convenience. Just a two-minute walk from the Mission shopping district and a seven-minute stroll from the Elbow River, this location boasts easy access to bike paths, transit, shops, and fitness studios. You won't find a better location! Why rent when you can own? Take advantage of this unique opportunity to invest in your own home and pocket the home equity. This property is perfect for anyone looking to live in a fantastic location or add a revenue property to their investment portfolio. Call today to arrange your viewing and take the first step toward making this exceptional apartment your new home!**

Inclusions:

N/A

Property Listed By:

**Real Broker**

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





