



THE
A-TEAM

**RE/MAX
FIRST**

519 17 Avenue #410, Calgary T2S 0A9

MLS® #: **A2115449**

Area: **Cliff Bungalow**

Listing Date: **03/16/24**

List Price: **\$218,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1964**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **636**
Low Sqft:
Ttl Sqft: **636**

DOM

65

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Range,Range Hood,Refrigerator**
Int Feat: **Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`6" x 7`1"
Dining Room	Main	11`9" x 8`2"
Balcony	Main	9`4" x 3`9"
4pc Bathroom	Main	4`11" x 7`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`9" x 8`6"
Living Room	Main	12`7" x 15`11"
Bedroom - Primary	Main	9`2" x 14`0"
Storage	Main	2`5" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$414

Title:
Fee Simple

Zoning:
C-COR1 f3.0h23

Legal Desc:	0714961	Fee Freq: Monthly	Remarks
Pub Rmks:	Incredible opportunity for the first-time home buyer or investor! This unit boasts a newer modern renovated kitchen with additional cabinets for storage and new vinyl plank flooring in the living room and the bedroom. A generously sized bedroom with a vibrant view of downtown. The building has a renovated elevator and upgraded hallways with low condo fees including heat and water. The neighbourhood has many popular restaurants, coffee shops, boutiques, and amenities. This is the perfect location for someone who loves the inner city lifestyle. Book your showing today!		
Inclusions:	none		
Property Listed By:	Homecare Realty Ltd.		

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





