



THE
A-TEAM

**RE/MAX
FIRST**

1218 7 Street, Calgary t2e1a4

MLS® #: **A2115578**

Area: **Beltline**

Listing Date: **03/17/24**

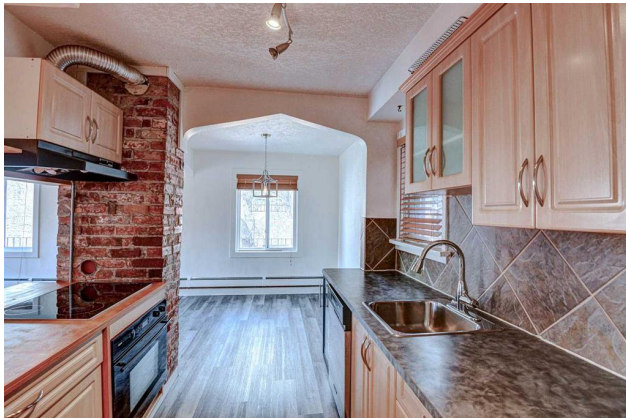
List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1940**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **973**
Low Sqft:
Ttl Sqft: **973**

DOM

63
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped,Street Lighting**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Playground**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,European Washer/Dryer Combination,Range Hood,Refrigerator,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Open Floorplan,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Upper	18`0" x 12`1"
Kitchen	Upper	9`10" x 8`2"
4pc Bathroom	Upper	5`8" x 8`8"

Room	Level	Dimensions
Dining Room	Upper	8`7" x 8`6"
Bedroom	Upper	10`6" x 14`5"
Bedroom - Primary	Upper	10`11" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$694

Title:
Fee Simple

Zoning:
CC-MH

Legal Desc:	0312426	Fee Freq: Monthly	Remarks
Pub Rmks:	** Fabulous Retro Home, in the heart of the beltline.... ** Charming neighborhood on a quiet street, with beautiful trees. Spacious 973 SQFT, with such a great layout, perfect for entertaining.. The 2 bedrooms are a big size and the bathroom is also pretty large! The character in this home, which includes the exposed brick industrial style kitchen, :) this amazing location is easy for those who want to walk around everywhere downtown, the transit, restaurants shopping are all within walking distance... included is one assigned parking stall #6 outside.		
Inclusions:	NONE		
Property Listed By:	CIR Realty		

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

