



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1820 9 Street #305, Calgary T2T 3C3**

MLS® #: **A2115945**

Area: **Lower Mount Royal**

Listing Date: **04/01/24**

List Price: **\$179,999**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **475**  
Low Sqft:  
Ttl Sqft: **475**

DOM

**48**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Electric Stove,Range Hood,Wall/Window Air Conditioner**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>9`4" x 11`5"</b>	<b>Office</b>	<b>Main</b>	<b>7`8" x 10`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`4" x 7`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`10" x 11`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$660**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Legal Desc:	0812203	Monthly	Remarks
Pub Rmks:	<p><b>Don't miss out on this incredible opportunity! Explore this stunning condo in the highly desirable Lower Mount Royal community. This unit has undergone a complete renovation a few years back, boasting a brand new kitchen featuring quartz countertops, a contemporary bathroom, upgraded windows, flooring, and light fixtures. A balcony for warm summer days. Its unbeatable location puts you just minutes away from downtown, the Saddledome, and shopping options. Situated just a block from 17th Ave, enjoy easy access to a plethora of coffee shops, boutique stores, grocery outlets, restaurants, and pubs. With card operated laundry facilities in the building and a dedicated parking stall, convenience meets affordability here. Currently occupied by a tenant eager to stay, this property offers the best value in the community. Schedule your viewing today!</b></p>		
Inclusions:	N/A		
Property Listed By:	2% Realty		

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



