



THE
A-TEAM

**RE/MAX
FIRST**

2204 1 Street #408, Calgary T2S 1P4

MLS® #: **A2116000**

Area: **Mission**

Listing Date: **03/26/24**

List Price: **\$262,757**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **531**
Low Sqft:
Ttl Sqft: **531**

DOM

54

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Parkade,Secured,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Linoleum,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`6" x 11`6"
Kitchen	Main	8`10" x 7`10"
Dining Room	Main	11`6" x 6`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`4" x 9`5"
4pc Bathroom	Main	8`3" x 5`0"
Storage	Main	5`2" x 3`10"

Legal/Tax/Financial

Condo Fee:
\$407

Title:
Fee Simple
Fee Freq:

Zoning:
DC (pre 1P2007)

Legal Desc:	9311491	Monthly	Remarks
Pub Rmks:	408, 2204 1 Street SW Prime Mission Location! One Bedroom One Bath Condo Located Along The Elbow River! Balcony Overlooking River & Downtown View Underground Heated & Secured Parking Car Wash Bay Bike Storage Expansive Tranquil Courtyard Stroll Over The Pedestrian Bridge To Lindsay Park/Repsol Centre Walking Distance To Trendy 4th Street Shops & Restaurants, Stampede Park & Downtown Two Elevators Condo Fees of \$406.55 Includes Heat, Water, Sewer, Insurance, Maintenance, Parking, Professional Management & Reserve Fund Contributions Cats & Dogs Allowed - Subject to Board Approval No Age Restrictions No Short-Term Rentals Are Allowed As Per By-Laws.		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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

