



THE
A-TEAM

**RE/MAX
FIRST**

505 19 Avenue #501, Calgary T2S 0E4

MLS® #: **A2116012**

Area: **Cliff Bungalow**

Listing Date: **03/19/24**

List Price: **\$287,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-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: **755**
Low Sqft:
Ttl Sqft: **755**

DOM

61

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	6`7" x 4`11"
Living Room	Main	17`11" x 11`9"

Room	Level	Dimensions
Bedroom	Main	9`6" x 11`4"
Kitchen	Main	13`5" x 6`11"
Bedroom - Primary	Main	13`1" x 11`2"

Legal/Tax/Financial

Condo Fee:
\$648

Title:
Fee Simple

Zoning:
C-COR1 f3.0h16

Legal Desc:	0613530	Fee Freq: Monthly	Remarks
Pub Rmks:	Calling all Savvy Investors! Introducing Urban Street, a great modernized complex boasting 66 units across six stories, nestled in the vibrant heart of Cliff Bungalow. Situated mere steps away from 4th Street and the bustling Mission district. This property showcases 2 bedrooms, 1 full bathroom, and over 750 square feet of thoughtfully designed living space, offering downtown city views. The unit features an underground, titled parking spot, concrete construction, a spacious private balcony, gorgeous espresso stained oak hardwood floors, and a well-appointed galley kitchen complete with a breakfast bar, stainless steel appliances and an all-in-one washer/dryer combo. Cliff Bungalow offers the ultimate downtown lifestyle with a walk score of 95. Walk to work, run/cycle the river pathways, dine at the best restaurants, socialize at coffee shops, mingle at happy hours or shop at the many boutiques along 4th street! Call your favourite Realtor to set up a viewing today! **Tenant must be assumed**		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

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











