



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**824 4 Avenue #104, Calgary T2N 0M8**

MLS® #: **A2116171**

Area: **Sunnyside**

Listing Date: **03/21/24**

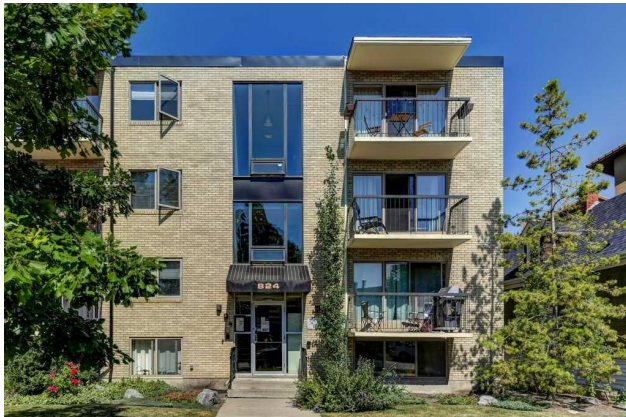
List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **494**  
Low Sqft:  
Ttl Sqft: **494**

DOM

**59**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete**  
Flooring: **Carpet, Laminat**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings**  
Int Feat: **Granite Counters, No Animal Home**  
Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    |
|---------------------|--------------|----------------------|
| <b>Living Room</b>  | <b>Main</b>  | <b>11`7" x 10`2"</b> |
| <b>Dining Room</b>  | <b>Main</b>  | <b>11`7" x 5`1"</b>  |
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>6`8" x 4`9"</b>   |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>11`8" x 7`1"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`4" x 10`1"</b> |

Legal/Tax/Financial

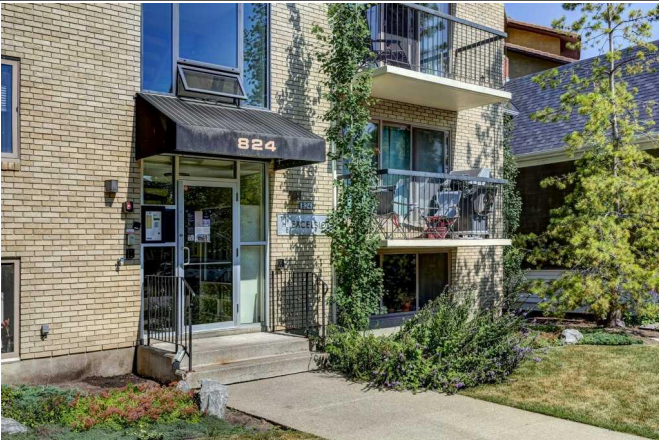
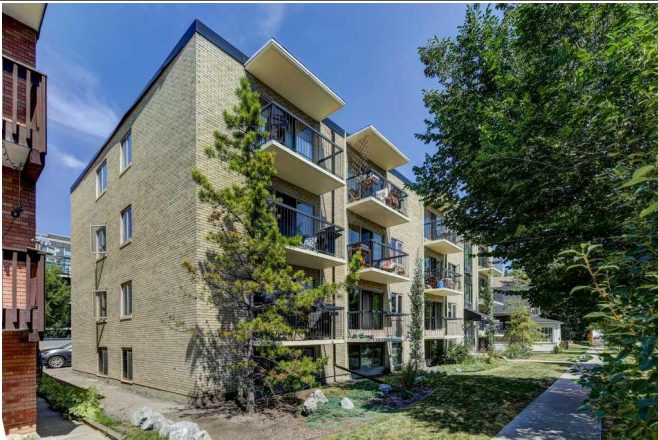
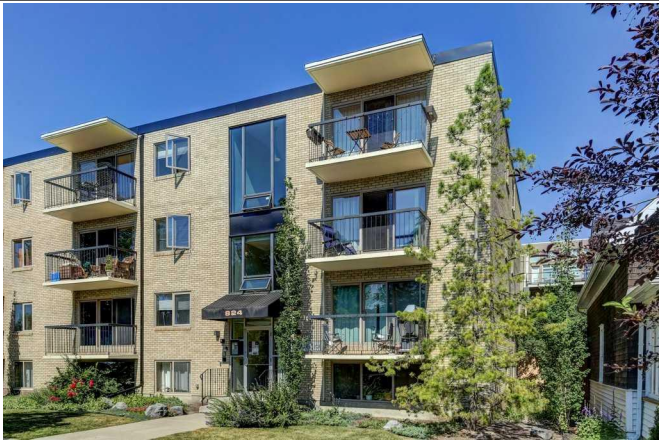
Condo Fee:  
**\$363**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-CG d72**

|                     |   |         |
|---------------------|---|---------|
| Legal Desc:         | 0710111   | Remarks |
| Pub Rmks:           | <b>LOCATION, LOCATION, LOCATION! This cozy 1 bed, 1 bath home boasts all the creature comforts, from stainless appliances, granite counters and fresh paint and is only steps away from C-Train stations, SAIT, the river/Prince's Island and the vibrant KENSINGTON district! Located in beautiful and mature Sunnyside, this home is the perfect for the young couple, students or anyone who want the vitality of the inner city! A classic building in a mature neighborhood!</b> |         |
| Inclusions:         | <b>none</b>   |         |
| Property Listed By: | <b>Century 21 PowerRealty.ca</b>  |         |

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



104-824 4 Ave NW, Calgary, AB

Main Floor Interior Area 494.82 sq ft



0 2 4 ft

PREPARED: 2022/07/10

White regions are excluded from total floor area in CADR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.













