



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2410 1 Street #102, Calgary T2S1P6**

MLS® #: **A2118795**

Area: **Mission**

Listing Date: **03/29/24**

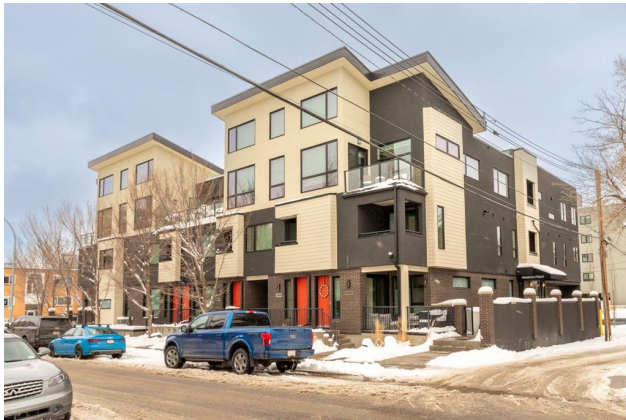
List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,524**  
Low Sqft:  
Ttl Sqft: **1,524**

DOM

**51**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Penthouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Storage**  
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>15`7" x 12`11"</b> | <b>Dining Room</b>      | <b>Main</b>  | <b>13`4" x 10`3"</b> |
| <b>Kitchen</b>           | <b>Main</b>  | <b>13`4" x 9`5"</b>   | <b>2pc Bathroom</b>     | <b>Main</b>  | <b>7`1" x 3`4"</b>   |
| <b>Bedroom - Primary</b> | <b>Lower</b> | <b>18`5" x 13`6"</b>  | <b>4pc Ensuite bath</b> | <b>Lower</b> | <b>13`4" x 5`11"</b> |
| <b>Bedroom</b>           | <b>Lower</b> | <b>11`10" x 10`4"</b> | <b>Bedroom</b>          | <b>Lower</b> | <b>11`5" x 8`2"</b>  |
| <b>Laundry</b>           | <b>Lower</b> | <b>6`11" x 4`1"</b>   | <b>4pc Bathroom</b>     | <b>Lower</b> | <b>8`3" x 5`5"</b>   |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,034**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc:

**1410981**

Remarks

Pub Rmks:

**Centrally located in sought after Community of Mission, walking distance to shops and cafe's is this 3 bedroom, 2 storey unit on the top floor. Beautiful sleek contemporary design bright open concept unit comes with central air conditioning, euro flat ceilings, quartz counter tops and a backsplash,. top of the line Fisher Paykell appliances, built in audio and speakers throughout both floors, magnificent custom built in closets, and a beautiful north patio w/gas line. An underground titled parking stall large enough for a full size pick up along with assigned storage stall come with this unit. Walk Score of 88-you can't beat!**

Inclusions:

**N/A**

Property Listed By:

**Stonemere Real Estate Solutions**

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











