



THE
A-TEAM

**RE/MAX
FIRST**

116 3 Avenue #607, Calgary T2G 5A9

MLS® #: **A2119099**

Area: **Chinatown**

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

List Price: **\$189,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **670**
Low Sqft:
Ttl Sqft: **670**

DOM

48
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
Int Feat: **Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 9`10"
Kitchen	Main	7`4" x 6`11"
Bedroom	Main	9`9" x 6`8"
4pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`5" x 7`7"
Bedroom - Primary	Main	13`5" x 9`1"
Storage	Main	7`9" x 4`7"

Legal/Tax/Financial

Condo Fee:
\$803

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	9810495	Fee Freq: Monthly	Remarks
Pub Rmks:	Investor Alert! Look at this 2 Beds 1 Bath 670 sq. ft. Apartment located in the heart of Chinatown! The sunny South-facing Living Room and Dining Room feature a big window that goes up to ceiling height and leads to your Balcony. The Kitchen has lots of cabinets for your storage. The Primary Bedroom offers 2 closets. Another Bedroom, a 4 pc Bath, and a storage room complete this unit. Perfectly situated Downtown and just one block from the Bow River. Restaurants, supermarkets, and walking paths are just right outside your door. Close to Prince Island Park, Superstore, and C-train. Perfect for the first-time home buyer or an investor!		
Inclusions:	N/A		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

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





