



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**810 2 Street #1, Calgary T2E 3G4**

MLS® #: **A2119753** Area: **Crescent Heights** Listing Date: **04/05/24** List Price: **\$209,900**  
Status: **Active** County: **Calgary** Change: **-\$10k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1963**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **475**  
Low Sqft:  
Ttl Sqft: **475**

DOM

**44**  
Layout  
Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`6" x 11`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`9" x 18`8"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`4" x 11`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`7" x 2`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$445** Title: **Fee Simple** Zoning: **R-C2**  
Fee Freq:

Legal Desc:	0413946	Monthly	Remarks
Pub Rmks:	<p><b>Embrace the epitome of INNER-CITY LIVING within the historic charm of Crescent Heights! This condo, priced below \$220,000, offers an ideal residence or investment opportunity. Boasting a 475 square foot Corner Unit, its studio-style layout caters perfectly to the contemporary young professional. Luxury vinyl flooring and abundant natural light infuse the space with warmth and elegance. Expansive patio doors BATHE THE INTERIOR IN RADIANT SUNLIGHT, enhancing the ambiance with a touch of brilliance. The combined bedroom and living area feature a versatile open layout, complete with a corner electric fireplace for cozy evenings. Step outside to the South facing patio, enveloped by a lush privacy hedge, creating an oasis for relaxation and entertainment. The efficient kitchen boasts stainless steel appliances, timeless cabinetry, and a dining area. This unit stands out with its IN-SUITE LAUNDRY, featuring an efficient washer/dryer combo. Additionally, it includes 1 ASSIGNED PARKING STALL AND LOW CONDO FEES COVERING HEAT, WATER, AND SEWER. Enjoy the perfect balance of convenience and affordability in a prime location, nestled on a quiet, tree-lined street just one block from Rotary Park, offering an array of recreational activities (Spray Park / Picnic / Playground / Dog Off-leash / Tennis / Lawn bowling). Minutes away from pathways leading downtown, residents can enjoy leisurely walks and bike rides to the Bow River, Prince's Island Park, and an abundance of dining and entertainment options. Quick access to SAIT, Edmonton Trail, Centre St, and 16th Ave, as well as the vibrant neighborhoods of Bridgeland and Kensington, makes exploring the city a breeze. "The Crescent" is a charming 8-unit concrete building, beautifully converted in 2004 and self-managed to maintain low fees. Make this condo your own and experience urban living at its finest! Special offers: Seller Says: Buy This House, And We'll Buy Yours*; Homes For Heroes Program (Teachers, First Responders &amp; Essential Workers Cash Back Program)*; Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.</b></p>		
Inclusions:	<p><b>Wall shelves</b></p>		
Property Listed By:	<p><b>Greater Property Group</b></p>		

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





