



THE
A-TEAM

**RE/MAX
FIRST**

210 25 Avenue #18, Calgary T2S 0L1

MLS® #: **A2120234**

Area: **Mission**

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

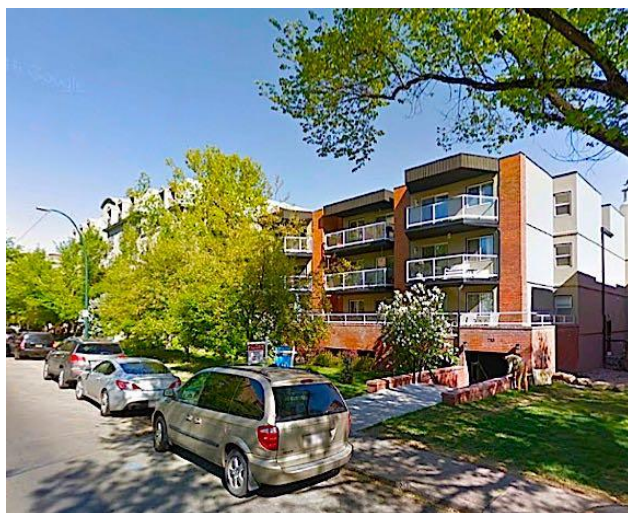
List Price: **\$259,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **631**
Low Sqft:
Ttl Sqft: **631**

DOM

45

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered,Parkade

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|----------------|--------------|----------------------|
| 4pc Bathroom | Main | 6`11" x 8`10" | Bedroom | Main | 10`3" x 14`6" |
| Kitchen | Main | 10`2" x 8`6" | Laundry | Main | 6`10" x 5`5" |
| Living Room | Main | 10`9" x 20`11" | | | |

Condo Fee:
\$433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110115**

Remarks

Pub Rmks: **Welcome Venezia Estates. Located in the heart of Mission. Magnificent Upper Level Unit. Open floor plan with hardwood flooring throughout. The amazing kitchen features quartz counter tops and island, and plenty of lovely cabinetry. The bright living room offer access to the large Southwest facing balcony. Large bedroom. The full bathroom features a jetted tub. In suite laundry room. Separate storage and in suite storage. Covered secure parking. A walk to 4th Street and many amenities.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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

