



THE
A-TEAM

**RE/MAX
FIRST**

2117 16 Street #11, Calgary t2t 4e5

MLS® #: **A2120913**

Area: **Bankview**

Listing Date: **04/08/24**

List Price: **\$229,900**

Status: **Pending**

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: **866**
Low Sqft:
Ttl Sqft: **866**

DOM

41

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Veneer, Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 11`3"
Kitchen	Main	14`11" x 8`9"
4pc Bathroom	Main	8`3" x 4`11"
Storage	Main	7`3" x 3`8"

Room	Level	Dimensions
Den	Main	9`0" x 6`3"
Bedroom - Primary	Main	14`1" x 11`1"
Bedroom	Main	11`0" x 9`7"
Laundry	Main	3`3" x 3`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$753

Fee Simple

R-C2

Fee Freq:

Monthly

Legal Desc:

0815034

Remarks

Pub Rmks:

NEWLY RENOVATED UNIT WITH 2 BEDROOMS +DEN+ STORAGE . NEWER WINDOWS, NEW GRANITE COUNTER-TOPS,NEW LAMINATING FLOORS,NEWER BATHROOM,NEWER KITCHEN CABINETS.NEWER STAINLESS STEEL APPLIANCES.CURRENTLY RENTED FOR \$1600. VERY NICE PEOPLE WILLING TO STAY IF YOU WANT.OTHERWISE LEASE ENDING END OF JULY 2024.WALKING DISTANCE TO ALL THE AMENITIES LIKE BUS,SUNALTA LRT-STATION,17TH AVE,SCHOOLS,RESTAURANTS AND SHOPPING.COMES WITH ONE COVERED PARKING,ONE OF THE BIGGEST UNIT IN THIS BUILDING. A MUST TO SEE.PLEASE NOTE THAT THE WHOLE UNIT IS BELOW GRADE.

Inclusions:

None

Property Listed By:

Royal LePage METRO

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









