



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 1 Avenue #201, Calgary T2E3R8**

MLS®#: **A2120934**

Area: **Crescent Heights**

Listing Date: **04/09/24**

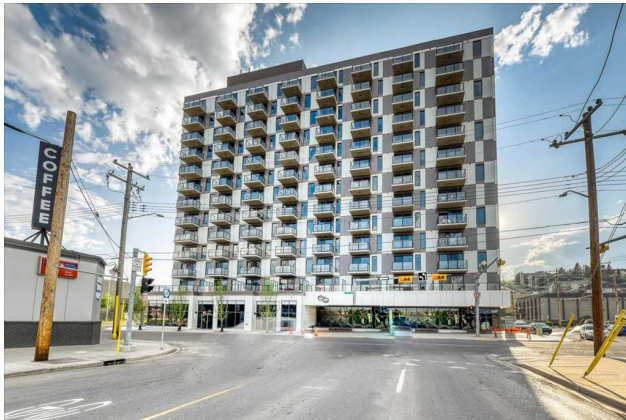
List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **632**  
Low Sqft:  
Ttl Sqft: **632**

DOM

**40**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony,Lighting**

Construction: **Brick,Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>88`9" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>7`0" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 12`4"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$673**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	2311205	Monthly	Remarks
Pub Rmks:	<p><b>Modern finishes and beautiful views await in this exceedingly stylish 2 bedroom 2 bathroom corner unit condo in a sustainable, environmentally conscious building within a trendy inner-city community. A neutral colour pallet, a timeless design, vinyl plank flooring and loads of natural light come together seamlessly forming a welcoming sanctuary. The chef's kitchen features full-height cabinets, stainless steel appliances, stone countertops, subway tile backsplash and a breakfast bar island to gather around. Large patio sliders off the living room provide endless views while relaxing and entertaining both inside and out. Wake up each day to tranquil mountain and city views showcased out of oversized windows from all rooms of this functional unit. The large balcony is the ideal backdrop to your summer BBQ's and if you require more entertaining space you can take your guests to the common rooftop patio with stunning views, an abundance of seating and public BBQ's. Adding to your convenience are in-suite laundry, one underground parking space and additional storage locker. Private and safe the gated courtyard creates a tranquil entrance into the ultra-urban lobby. Outstandingly located between Crescent Heights and Bridgeland within walking distance to everything - great restaurants, lively pubs, quaint cafes, farmer's markets, boutique shopping, city transit and numerous parks as well as convenient access to downtown.</b></p>		
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



