



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1507 CENTRE A Street #312, Calgary T2E 2Z8**

MLS®#: **A2121253**

Area: **Crescent Heights**

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

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **736**  
Low Sqft:  
Ttl Sqft: **736**

DOM

**40**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street**

Utilities and Features

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

Construction: **Concrete, Stucco**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 8`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 14`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$555**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**

Legal Desc:	<b>0210342</b>	<b>Monthly</b>	Remarks
Pub Rmks:	<b>The most convenient apartment complex in Crescent Heights! Welcome to The Madison off Centre Street. Location can't be beat - a short commute (or walk) right to downtown Calgary, and a quick drive to Foothills Hospital, University of Calgary, SAIT, with plenty of shopping and restaurants nearby. Crescent Heights was ranked as one of Calgary's best neighbourhoods (#3) by Avenue Magazine (2020), and the area continues to prove itself given it's proximity to key amenities and an urban lifestyle. This gorgeous unit has an open floorplan, with TWO sizeable bedrooms and TWO full bathrooms, PLUS in-suite laundry. The spacious living room is framed by a gas fireplace, and the open balcony lets lots of sunlight into the unit, being west-facing exposure. Two elevators, on-site manager, and convenience to public transit makes this unit a perfect investment property, or for a first-time buyer!</b>		
Inclusions:	<b>None</b>		
Property Listed By:	<b>RE/MAX Real Estate (Mountain View)</b>		

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









