



THE
A-TEAM

**RE/MAX
FIRST**

3450 19 Street #305, Calgary T2T 6V7

MLS® #: **A2121898**

Area: **South Calgary**

Listing Date: **04/12/24**

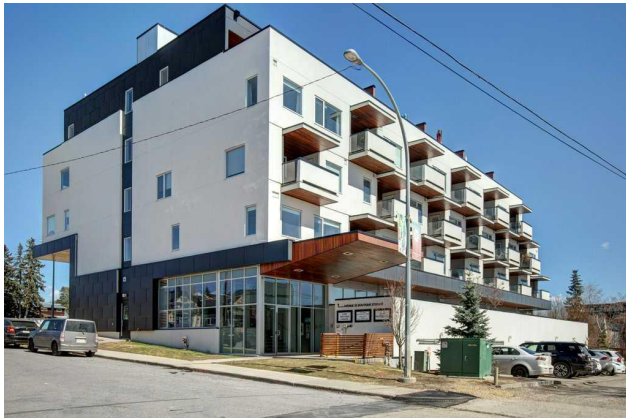
List Price: **\$348,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **604**
Low Sqft:
Ttl Sqft: **604**

DOM

37
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`4" x 8`4"	Dining Room	Main	10`8" x 8`2"
Kitchen	Main	11`6" x 10`5"	Bedroom - Primary	Main	14`4" x 8`11"
4pc Bathroom	Main	8`8" x 4`11"	Walk-In Closet	Main	7`8" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$462

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1810614

Remarks

Pub Rmks:

Modern 1 bedroom plus den in the sought after community of Mardaloop! Efficient Floorplan with a full size kitchen with stone counters, full stainless steel appliance package and 2 toned cabinets. Beside the kitchen there is a dining nook with room for a table and hutch (Table and Chairs Included) and a functional living room with door out to the patio! (BBQ Included) The bedroom is large (Bed Included) and has a nice walk-in closet. The front den is a good size with internet and ready for your home office (currently used as a large closet - the closet organizer is included) with the den and is across from the in suite laundry. The unit comes with an underground heated parking spot and separate storage, there is visitor parking at the back of the building and is right in the middle of all the amenities Mardaloop has to offer! Call today!

Inclusions:

BBQ, Dining Table & Chairs, Bedframe and Mattress, Closet Organizer in Den

Property Listed By:

Real Estate Professionals Inc.

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

