



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1410 1 Street #709, Calgary T2G 5T7**

MLS® #: **A2122107**

Area: **Beltline**

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

List Price: **\$331,900**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **672**

Low Sqft:

Ttl Sqft: **672**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**37**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Closet Organizers,Stone Counters,Track Lighting,Walk-In Closet(s)**  
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`0" x 5`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 11`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 4`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`11" x 7`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 9`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 12`2"</b>

Legal/Tax/Financial

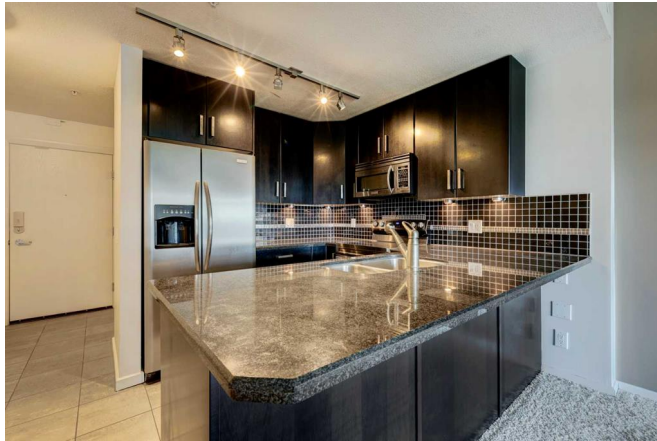
Condo Fee:  
**\$529**

Title: **Fee Simple**  
Fee Freq:

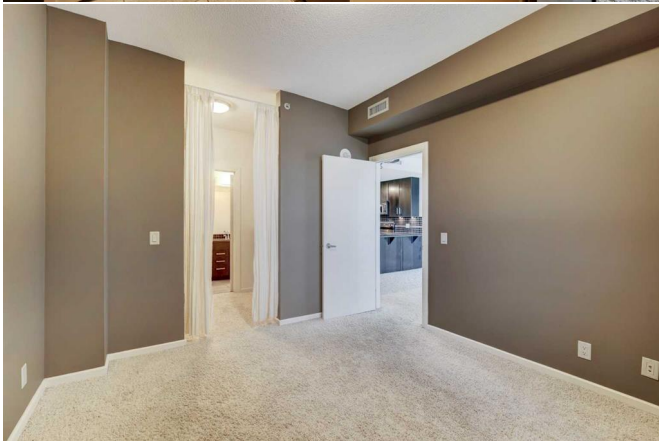
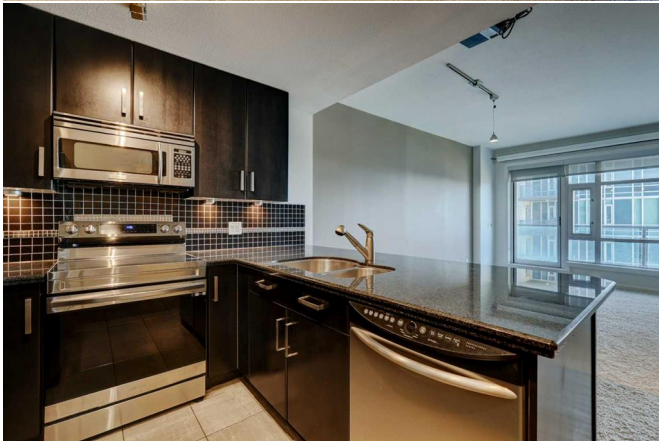
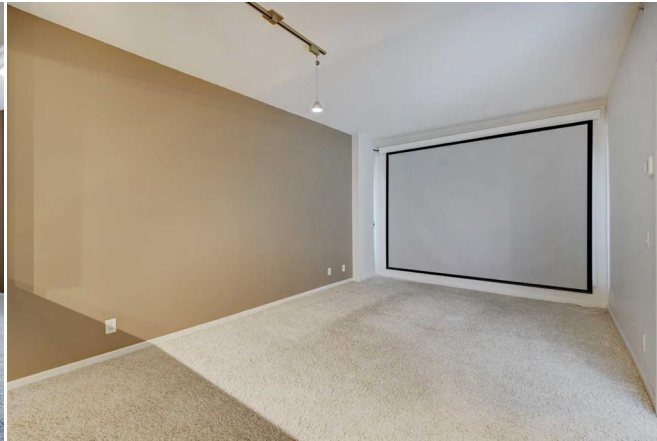
Zoning: **DC (pre 1P2007)**

Legal Desc:	0611270	Monthly	Remarks
Pub Rmks:	<b>1 Bedroom+Den with 2 Titled Underground Heated Stalls &amp; Storage Locker! Located steps to the Stampede LRT Station and short walk to Downtown, 17th Ave, Mission and Stephen Avenue. The Kitchen features Granite Counters, Stainless Steel Appliances, Full Length Cabinetry alongside Larger Duel Sink with Garburator. There's a ceiling mounted projector with switch and a 11'x9' projection screen - perfect for watching movies or sports. The Bathroom comes well equipped with tub to ceiling tiling, Granite Counter Tops and Soaker Jet Tub. The unit also comes with Central Air Conditioning to keep you cool in the summer. The Bedroom is a generous size which features a walk-thru closet to the bedroom. You can even enjoy BBQs with your no hassle Gas Hookup on the balcony. The building amenities includes Exercise Room, Hot Tub, Sauna, Theatre &amp; Games Room and 2nd Floor Rooftop Patio.</b>		
Inclusions:	<b>Projection Screen, Projector.</b>		
Property Listed By:	<b>CIR Realty</b>		

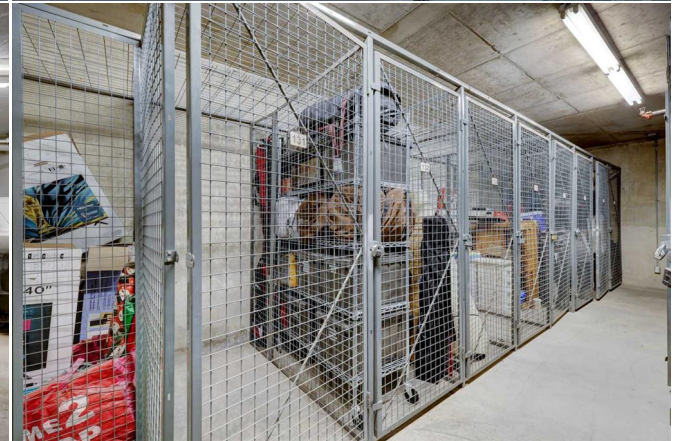
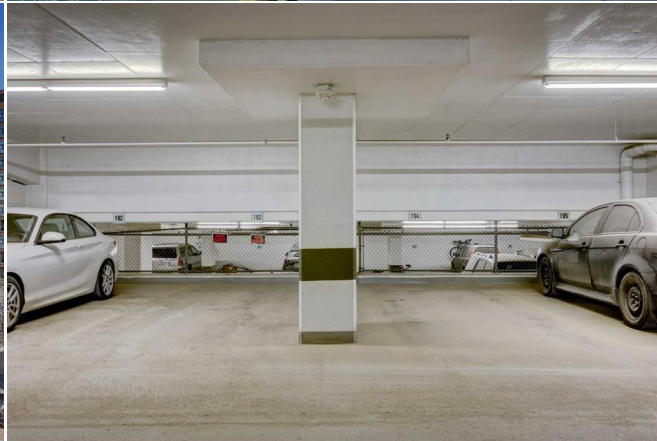
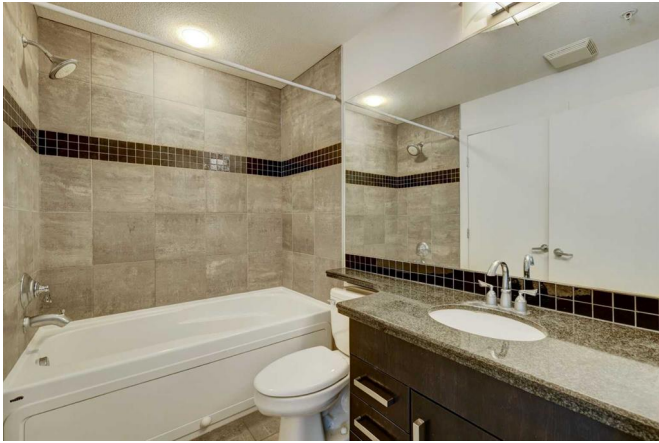
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



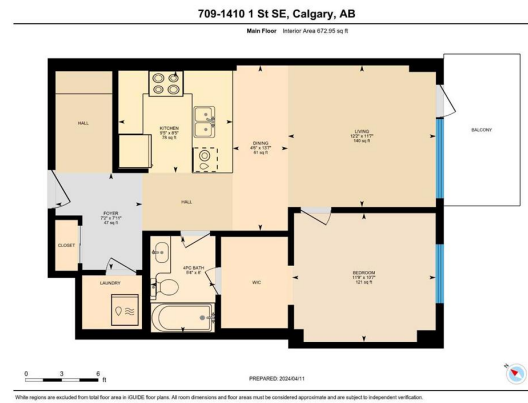
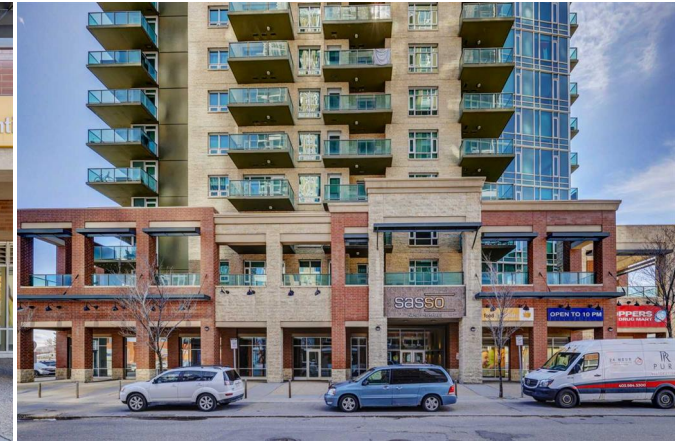
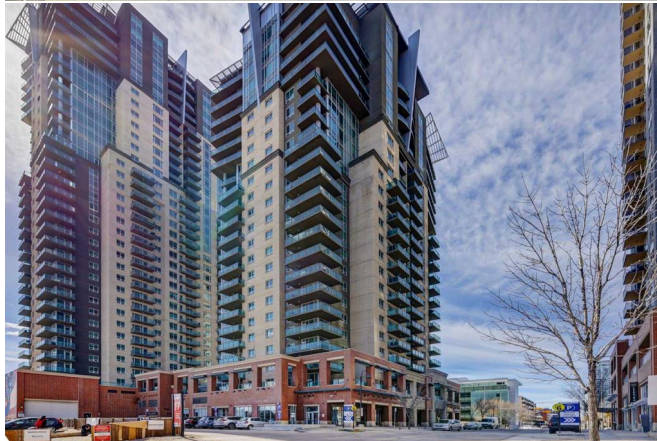












While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.