



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1421 7 Avenue #236, Calgary T2N 0Z3**

MLS® #: **A2122132**

Area: **Hillhurst**

Listing Date: **04/11/24**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **854**  
Low Sqft:  
Ttl Sqft: **854**

DOM

**38**

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: **Assigned,Stall**

Utilities and Features

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

Construction: **Brick**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 18`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>6`9" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 14`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$515**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Legal Desc:	9111087	Monthly	Remarks
Pub Rmks:	<b>Welcome to Thornton Court! Experience urban living with this condo located in the desirable inner-city community of Hillhurst! This unit offers over 800 sq ft of living space with 2 bedrooms, 1 bath, and an assigned parking space. As you enter, you are welcomed with hardwood flooring throughout and an abundance of natural light streaming in through the large windows. The kitchen is equipped with white cabinetry and pristine white appliances. Sliding doors from the living room gives access to the outdoor above ground balcony, perfect for summer days. There are 2 generous sized bedrooms and a full 4-piece bath. Location is great with proximity to schools, parks, playgrounds, and shopping. Take a stroll through Kensington and discover some of Calgary's trendiest shops and restaurants. Whether you're searching for a home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!</b>		
Inclusions:	n/a		
Property Listed By:	2% Realty		

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







