



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 1 Avenue #207, Calgary T2E 3R8**

MLS® #: **A2122423**

Area: **Crescent Heights**

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

List Price: **\$295,000**

Status: **Pending**

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: **443**  
Low Sqft:  
Ttl Sqft: **443**

DOM

**37**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof:  
Heating: **Boiler**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

Construction: **Stucco,Wood Frame**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Elevator,Granite Counters,Storage,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>Entrance</b>	<b>Main</b>	<b>4' 0" x 4' 6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9' 1" x 10' 2"</b>
<b>Living Room</b>	<b>Main</b>	<b>8' 4" x 9' 10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8' 4" x 9' 10"</b>
<b>Office</b>	<b>Main</b>	<b>5' 4" x 5' 11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3' 5" x 3' 8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 7' 10"</b>	<b>Balcony</b>	<b>Main</b>	<b>6' 3" x 8' 6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$312**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	23111205	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Presenting an exquisite one-bedroom, one-bathroom residence located in the highly sought-after Crescent Heights, boasting a construction year of 2023. This contemporary abode spans a comfortable 443 square feet and is thoughtfully designed with modern amenities to enhance your living experience. Step into an environment of comfort and convenience with the inclusion of air conditioning, ensuring a pleasant atmosphere year-round. The open-concept layout amplifies the sense of space, creating a seamless flow between the different areas of the home. A notable feature is the inviting deck, providing a perfect outdoor retreat for relaxation or entertaining guests. Capture breathtaking views from this strategically positioned residence, offering not only a stylish and comfortable living space but also a visual feast for the senses. The proximity to downtown further elevates the appeal of this property, providing easy access to urban amenities, dining, and entertainment. Adding to its versatility, this property is Airbnb-approved, presenting an excellent opportunity for those interested in short-term rentals. Whether you are seeking a cozy home or an investment property, this one-bedroom gem in Crescent Heights is poised to fulfill your desires for contemporary living and strategic location.</b></p>		
Inclusions:	none		
Property Listed By:	eXp Realty		

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









