



THE
A-TEAM

**RE/MAX
FIRST**

1507 CENTRE A Street #611, Calgary T2E 2Z8

MLS® #: **A2123693**

Area: **Crescent Heights**

Listing Date: **04/22/24**

List Price: **\$339,900**

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: **811**
Low Sqft:
Ttl Sqft: **811**

DOM

27

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **Concrete, Stucco**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 11`1"
Dining Room	Main	7`2" x 5`11"
Walk-In Closet	Main	4`4" x 5`10"
Bedroom	Main	10`1" x 8`1"
Laundry	Main	3`8" x 4`1"

Room	Level	Dimensions
Kitchen	Main	8`3" x 11`0"
Bedroom	Main	9`7" x 11`9"
4pc Ensuite bath	Main	8`1" x 4`10"
4pc Bathroom	Main	4`10" x 8`2"
Balcony	Main	5`2" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$624

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0210342**

Remarks

Pub Rmks: **TOP FLOOR open concept home is thoughtfully designed with 2 bedrooms and 2 bathrooms with titled underground parking, equipped with a full-size washer and dryer, high-end stainless steel appliances, a cozy gas fireplace, granite countertops, and soaring 9-foot ceilings. Uniquely, it doesn't share walls with any neighbors, ensuring privacy and tranquility. Positioned on the quiet side of this sturdy concrete building, you can enjoy expansive unobstructed North and East views. Fitness enthusiasts will appreciate the convenient gym located on the second floor. Hosting is a breeze with secure underground visitor parking and the option to entertain on the terrace with a BBQ. Situated just off Centre and 16th Ave, navigating the city is effortless. You're also in the heart of a bustling area with a plethora of restaurants and shopping options. This home isn't just a space—it's a lifestyle waiting for you. Don't miss out, contact your agent today for a viewing!**

Inclusions:
Property Listed By: **NA**
2% Realty

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







