



THE
A-TEAM

**RE/MAX
FIRST**

1110 3 Avenue #202, Calgary T2N 4J3

MLS® #: **A2123874**

Area: **Hillhurst**

Listing Date: **04/17/24**

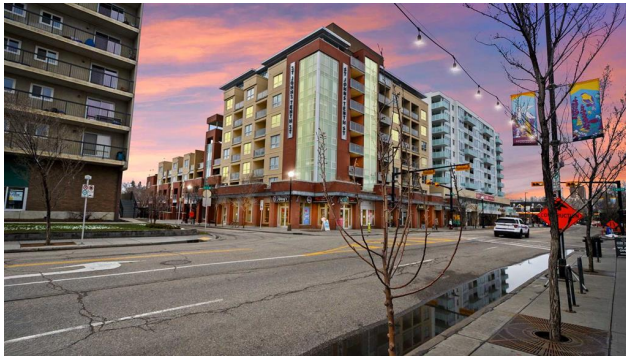
List Price: **\$334,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **619**
Low Sqft:
Ttl Sqft: **619**

DOM

32

Layout

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

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rubber**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	9`11" x 11`2"
Living Room	Main	15`0" x 11`2"
Walk-In Closet	Main	6`3" x 7`7"
Laundry	Main	3`8" x 3`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`3" x 11`2"
Bedroom - Primary	Main	10`0" x 13`3"
4pc Bathroom	Main	4`11" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$423

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

Zoning: **CMC**

Legal Desc: **1411022**

Remarks

Pub Rmks:	**PRICE REDUCED** This Kensington apartment offers an unbeatable location. Its well-thought-out layout creates a spacious atmosphere within its 1-bedroom, 1-bathroom configuration. The living room provides ample space and direct access to the 14'x20' balcony, while the open kitchen boasts quartz countertops, stainless steel appliances, in-suite laundry, and plenty of storage. The master bedroom features a walk-through closet that leads to the 4-piece bathroom. A conveniently located assigned storage locker on the second floor adds to the convenience. Positioned just steps away from grocery stores, the LRT, the Bow River path system, cafes, shops, restaurants, and the downtown core, this upscale building offers wheelchair access, visitor parking, a bike room, and central air. With immediate possession available, this property presents an exceptional opportunity. (Note, there is no parking included with this condo.)
Inclusions:	N/A
Property Listed By:	eXp Realty

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



