



THE
A-TEAM

**RE/MAX
FIRST**

934 2 Avenue #301, Calgary T2N 0E6

MLS® #: **A2123961**

Area: **Sunnyside**

Listing Date: **04/19/24**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **562**
Low Sqft:
Ttl Sqft: **562**

DOM

30
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony,Other,Playground**

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 11`8"	Kitchen	Main	13`3" x 8`0"
Bedroom - Primary	Main	11`8" x 11`1"	4pc Bathroom	Main	7`3" x 4`11"
Laundry	Main	4`0" x 2`9"	Entrance	Main	6`2" x 3`1"
Balcony	Main	11`5" x 3`8"			

Legal/Tax/Financial

Condo Fee:
\$415

Title:
Fee Simple

Zoning:
M-CG d72

Legal Desc:

0512793

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this **NEWLY RENOVATED** Condo in the vibrant community of Sunnyside NW, Calgary. This one bedroom one bathroom **TOP FLOOR, END UNIT** condo has been recently renovated and offers the following to the new owners. **NEW** customized **KITCHEN**, **BRAND NEW STAINLESS STEEL APPLIANCES** , **NEW PAINT**, **NEW LIGHT FIXTURES** in the entire condo, **CUSTOMIZED FEATURED WALL** in living room and in bedroom. Living room has a built in customized **POT LIGHTS** in them. **GRANITE COUNTER** tops in kitchen and bathroom. Walking distance from Kensington and LRT makes it more appealing to rent it out to prospective tenants. Secured parking stall that comes with the condo. View of Downtown is a plus.

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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







