



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 20 Avenue #402, Calgary T2S0E6**

MLS® #: **A2124721**

Area: **Mission**

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

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

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **646**  
Low Sqft:  
Ttl Sqft: **646**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows,Wood Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 6`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`5" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 11`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$695**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	8911717	Monthly	Remarks
Pub Rmks:	<p><b>Step into this lovely top-floor condo and experience the warmth of the sun filling every room. With 2 cozy bedrooms and 1 spacious bathroom, there's plenty of space for you and your guests.. Once you step inside you'll fall in love with the beautifully renovated kitchen, perfect for cooking up delicious meals and making memories with family and friends. Plus, being the only unit on the south side of the 4th floor means you'll enjoy privacy and tranquility. Say goodbye to utility bills stress! Your condo fees include heat, electricity, and water, so you can relax and enjoy worry-free living. Located near some of the most vibrant businesses in Calgary, you'll never run out of things to do or places to explore. You are walking distance to the Elbow river for a quick cool down on the warm summer days and with convenient access to various transit options, getting around the city is a breeze. Don't miss out on this incredible opportunity to own in the heart of Calgary! Call now to schedule your private viewing.</b></p>		
Inclusions:	NA		
Property Listed By:	Real Broker		

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







402-313 20 Ave SW, Calgary, AB

Main Floor Interior Area 648.62 sq ft  
Excluded Area 22.04 sq ft



PREPARED: 2024/04/19



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.