



THE
A-TEAM

**RE/MAX
FIRST**

117 19 Avenue #206, Calgary T2E 1N9

MLS® #: **A2124863**

Area: **Tuxedo Park**

Listing Date: **04/21/24**

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

Status: **Pending**

County: **Calgary**

Change: **-\$35k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,026**
Low Sqft:
Ttl Sqft: **1,026**

Access:
Lot Feat:
Park Feat:

Secured, Underground

DOM

28

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows**
Utilities: **Garbage Collection**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 12`11"	Dining Room	Main	6`6" x 14`5"
Kitchen	Main	7`0" x 13`5"	Bedroom - Primary	Main	18`6" x 17`7"
Office	Main	13`2" x 8`7"	4pc Ensuite bath	Main	8`7" x 8`3"
2pc Bathroom	Main	7`4" x 7`4"	Storage	Main	10`7" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$729

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1110222**

Remarks

Pub Rmks: **Welcome to Tuxedo! One of Calgary's most walkable neighborhoods. This unique floorplan offers maximum functionality with a large master retreat complete with walk thru closet and convenient four-piece master ensuite. A separate den, perfect for an in-home office space and also an exceptionally large in suite storage closet. The kitchen is perfect for cooking and entertaining, providing dark oak style cabinets, granite countertops, stainless appliances with a full breakfast bar open concept into the living area. The glass sliding patio doors provides an abundance of natural light into the home. An additional half bath for guests, and stacked washer & dryer. Upgraded knock-down ceiling. Good size bedroom and upgraded bathroom cabinets. A heated, titled underground parking space complete this home. Close to all the amenities of 16th Avenue, SAIT, Confederation Park, Chinatown and minutes to Downtown access. Don't miss out. Book your showing today. Motivated seller.**

Inclusions: **None**
Property Listed By: **First Place Realty**

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





