



THE
A-TEAM

**RE/MAX
FIRST**

431 1 Avenue #301, Calgary T2E 0B3

MLS® #: **A2125024**

Area: **Crescent Heights**

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

List Price: **\$240,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **703**
Low Sqft:
Ttl Sqft: **703**

DOM

28

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	8`10" x 14`3"
Living Room	Main	9`10" x 17`2"
Kitchen	Main	7`9" x 8`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	7`10" x 14`3"
Dining Room	Main	7`0" x 8`6"
4pc Bathroom	Main	5`0" x 7`5"

Legal/Tax/Financial

Condo Fee:
\$633

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:	0012750	Monthly	Remarks
Pub Rmks:	<p>Discover this urban-dwelling in Crescent Heights! This top-floor corner suite boasts 2 bedrooms and is perfectly positioned near cafes and restaurants, just a stone's throw from downtown. Step inside to find a freshly painted condo with a generously sized kitchen, complete with gleaming stainless steel appliances, luxurious granite countertops, and a contemporary backsplash that adds a touch of sophistication. New light fixtures modernize the space. Enjoy an abundance of natural light from the large windows in the separate dining nook and open living area, or step outside onto your north-facing balcony for a breath of fresh air. The laminate flooring in the hallway and bedrooms, double mirrored closet doors, and ample space in both bedrooms add to the comfort and style of this home. For ultimate convenience, you'll love the in-suite laundry room with ample storage space, as well as your own titled parking stall in the heated underground parkade. This secure building is professionally managed and well-maintained, ensuring a carefree lifestyle. Move-in ready for first-time homebuyers or as a turn-key investment opportunity.</p>		
Inclusions:	n/a		
Property Listed By:	CIR Realty		

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





