



THE
A-TEAM

**RE/MAX
FIRST**

1717 12 Street #303, Calgary T2T 3N1

MLS®#: **A2125138**

Area: **Lower Mount Royal**

Listing Date: **04/25/24**

List Price: **\$215,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **490**
Low Sqft:
Ttl Sqft: **490**

DOM

24

Layout

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

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	14`4" x 11`6"
Kitchen	Main	10`2" x 9`8"	Bedroom - Primary	Main	10`3" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$453

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

Zoning: **M-C2**

Legal Desc:

0711335

Remarks

Pub Rmks:

AMAZING one bedroom condo in **EXCLUSIVE** Lower Mount Royal! This is an opportunity to own an **ULTRA TRENDY** unit with all the bells and whistles. From the minute you walk into this unit, you will immediately want to call it **HOME**. With no expense spared this unit has **FROSTED GLASS** closet doors, **SLEEK MODERN QUARTZ COUNTERTOPS**, **FULL HEIGHT** Kitchen Cabinets, a **STAINLESS** and **SLATE** backsplash as well as **STAINLESS STEEL APPLIANCES**. There's an accented **WALNUT LAMINATE BEAM** that adds **CONTEMPORARY** flair and **ORIGINALITY**. Your open kitchen is a great area to **ENTERTAIN** and you will definitely enjoy a quiet day of reading in your living room while the **WEST SUNLIGHT** pours through your **MASSIVE WINDOWS**. This area is walker's paradise! Anything you want is within walking distance. Enjoy an inner city lifestyle without compromising on taste! This unit comes with laundry hook-ups and a **LAUNDRY ROOM** in the unit. Bldg has common laundry too. **2 PETS** allowed under 25 lbs!

Inclusions:

N/A

Property Listed By:

CIR Realty

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





