



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3410 20 Street #612, Calgary T2T 3Z2**

MLS® #: **A2125754**

Area: **South Calgary**

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

List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **961**  
Low Sqft:  
Ttl Sqft: **961**

DOM

**25**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

**Concrete,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Storage,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>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 6`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`6" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`4" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 11`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`10" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 4`10"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$607

Fee Simple

MU-2 f3.0h23

Fee Freq:

Monthly

Legal Desc:

0914903

Remarks

Pub Rmks:

**Welcome to this exquisite top-floor sanctuary boasting two bedrooms, two bathrooms, and the addition of two titled underground parking stalls. Perfectly suited for a discerning couple, a dynamic professional seeking to immerse themselves in a bustling community, or empty nesters. This property offers unparalleled convenience. Indulge in the array of local delights mere steps from your door, including charming cafes, artisanal markets, and trendy boutiques. Sunlight floods through the abundant windows, casting a radiant glow throughout the condo, while the open-concept living and dining area offers sweeping views of the city skyline. The kitchen is a dream, adorned with sleek granite counters, a breakfast bar, contemporary tiles, and a spacious pantry equipped to house a stackable washer/dryer. The balcony serves as a great space for alfresco drinks on a summer day. The primary has, an ensuite bath, and a generous walk-in closet, while the second bedroom provides versatility as a guest suite, home office, or tranquil retreat. With its top-floor setting showcasing the the beautiful city views, neutral palette, new hardwood floors and carpet, this residence exudes timeless appeal. Savour a morning coffee at the renowned Phil and Sebastian's, pick up fresh organic produce at Blush Lane, or treat yourself to a luxurious spa day at Distilled Beauty Bar. This unparalleled location truly offers the best of urban living at your fingertips!**

Inclusions:

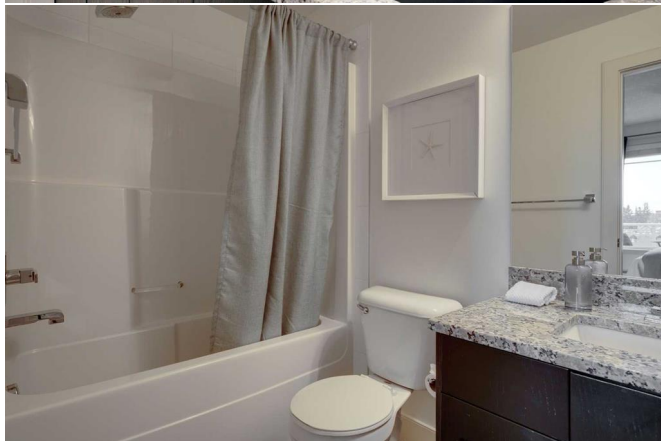
N/A

Property Listed By:

RE/MAX House of Real Estate

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









MAIN LEVEL