



THE
A-TEAM

**RE/MAX
FIRST**

208 HOLY CROSS #410, Calgary T2G 3G3

MLS® #: **A2126716** Area: **Mission** Listing Date: **04/26/24** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Finished Floor Area
 Abv Sqft: **732**
 Low Sqft:
 Ttl Sqft: **732**

DOM

23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Laminated Counters, 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 | | Bedroom | Main | 11'0" x 11'6" |
| Dining Room | Main | 12'1" x 7'10" | Dining Room | Main | 12'1" x 7'10" |
| Kitchen | Main | 16'5" x 9'1" | Kitchen | Main | 16'5" x 9'1" |
| Living Room | Main | 11'8" x 12'0" | Living Room | Main | 11'8" x 12'0" |

Legal/Tax/Financial

Condo Fee: **\$525** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0413805**

Remarks

Pub Rmks: **Welcome to urban living at its finest! This top-floor condo offers the perfect fusion of location and comfort, catering to those who crave a vibrant and convenient lifestyle. Nestled in the heart of Mission, adjacent to the picturesque Lindsay Park, prepare to be mesmerized by breathtaking city views and seamless access to the nearby river pathways, boutique shops, and acclaimed restaurants. The open-style kitchen is designed for both functionality and socializing, featuring ample counter and cabinet space. It's an ideal spot for hosting BBQs and dinner parties after exploring the lively neighborhood. The dining room and living room provide plenty of space for a dining table and full living room furniture, creating a welcoming and spacious atmosphere. Convenience is key, and this condo doesn't disappoint. You're just steps away from some of the best restaurants and cafes in Calgary, perfect for those days when you prefer dining out. The large master bedroom with a walk-through closet easily accommodates a king-size bed, dressers, and nightstands, ensuring a comfortable and relaxing space. Say goodbye to clutter with the in-suite storage room, providing abundant space for bikes, luggage, skis, and all your cherished possessions. Additionally, your vehicle will find secure refuge in the underground heated parking stall, granting peace of mind for those sunny morning strolls to work. The prime location puts you within walking distance of Stampede Park, Erlton C-Train, 17th Ave, MNP center, and downtown, providing easy access to a variety of amenities and activities. Don't miss the opportunity to make this condo your home in the heart of Calgary's vibrant Mission neighborhood.**

Inclusions: **NA**
Property Listed By: **RE/MAX iRealty Innovations**

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











