



THE
A-TEAM

**RE/MAX
FIRST**

1501 11 Street, Calgary T2R 1G9

MLS®#: **A2132844** Area: **Beltline** Listing Date: **05/20/24** List Price: **\$414,400**
 Status: **Pending** County: **Calgary** Change: **-\$500, 04-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1996**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,377**
 Low Sqft:
 Ttl Sqft: **1,377**

Access:
 Lot Feat: **Other**
 Park Feat: **Assigned,Covered,Stall**

DOM

36
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Boiler,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Stove(s),Trash Compactor,Washer,Window Coverings**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`8" x 13`0"	Living Room	Main	15`8" x 11`4"
Laundry	Main	10`0" x 6`0"	Balcony	Main	11`3" x 5`11"
Bedroom - Primary	Second	13`7" x 12`5"	Bedroom	Second	12`1" x 12`0"
2pc Bathroom	Main		4pc Ensuite bath	Second	
4pc Ensuite bath	Second				

Legal/Tax/Financial

Condo Fee:
\$681

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MHX

Legal Desc: **9711834**

Remarks

Pub Rmks: **STOP RENTING AND GET PACKING. This end unit is in a fantastic location, just two blocks off of 17th avenue, walking distance to numerous amenities. This unit offers a great size kitchen with a built in eating station. The living room is nice and bright with the two large windows. In unit laundry for your convenience. Upstairs boasts two primary bedrooms, both with their own ensuite, and walk in closets, perfect situation for a room mate to assist with costs. There are 2 assigned parking stalls (tandem). This unit is move in ready, so start packing.**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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







