

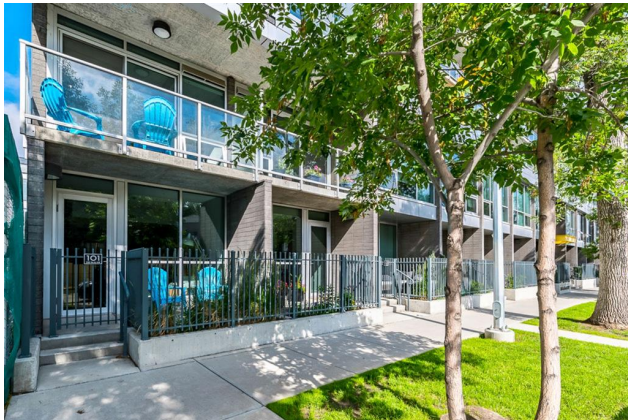


THE
A-TEAM

**RE/MAX
FIRST**

235 9A Street #101, Calgary T2N 4H7

MLS® #: **A2133453** Area: **Sunnyside** Listing Date: **05/23/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **20,979 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,071**
 Low Sqft:
 Ttl Sqft: **1,071**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Private,Views**
 Park Feat: **Enclosed,Garage Door Opener,Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Concrete**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`1" x 12`7"	Living Room	Main	11`1" x 11`9"
Bedroom - Primary	Upper	10`5" x 11`1"	Bedroom	Upper	11`1" x 11`7"
Laundry	Upper	2`10" x 3`0"	4pc Bathroom	Main	
4pc Ensuite bath	Upper				

Legal/Tax/Financial

Condo Fee:
\$740

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1410120**

Remarks

Pub Rmks: **There are 2 TITLE UNDERGROUND, HEATED, PARKING STALLS & A TITLE STORAGE UNIT in this executive town home. As you walk up you will fall in love with two outdoor living spaces. As you enter you will appreciate just how charming this home is. The living room has large windows to allow the sunshine to pour in. The hardwood flows through the majority of the main level & the kitchen features quartz counter tops, a large island with storage & upgraded stainless appliances, including a gas stove. There is a full bathroom on the main level & a huge entrance to make coming and going a breeze. Upstairs is your gorgeous master retreat with a balcony to enjoy your morning beverage while admiring the city skyline. The en-suite features more quartz counter tops, a soaker tub and the washer & dryer is cleverly tucked away in its own closet. The second bedroom is a generous size & placed on the opposite end of this floor making it easy to have guests or a roommate but still have privacy. The location is second to none and walking distance to all amenities and the LRT. This is not just buying a home this is buying a lifestyle. You can literally park your vehicles and walk everywhere, lock the doors and go travel or simply stay at home and enjoy all that your new home has to offer.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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





