



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**910 70 Avenue #302, Calgary T2V 4A7**

MLS®#: **A2133693**      Area: **Kelvin Grove**      Listing Date: **05/22/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$900, 29-May**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1997**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
 Abv Sqft: **1,212**  
 Low Sqft:  
 Ttl Sqft: **1,212**

**Parkade, Secured, Titled, Underground**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
**Public**  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Chandelier, High Ceilings, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 9`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 7`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 11`5"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`0" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`9" x 5`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`1" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$807**

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

Zoning:  
**M-C1**

Legal Desc: **9710567**

Remarks

Pub Rmks: **Discover a rare gem in the picturesque community of Kelvin Grove! This TOP FLOOR corner unit offers unparalleled convenience and comfort in a well-managed +40 adult living complex, where units seldom come available. Boasting two bedrooms, two FULL bathrooms, and over 1200 SQFT of living space, this condo is bathed in natural light, creating a bright and airy atmosphere. Inside, enjoy HEATED FLOORS, new carpeting, oversized hallways, a balcony with a barbecue hookup, a cozy GAS FIREPLACE and a TITLED parking stall. The master bedroom features a walk-in closet! Residents enjoy an elegant common area and cherish the community atmosphere while maintaining a sense of privacy and safety. Conveniently located off Elbow Drive SW, this condo provides easy access to Chinook Centre, Glenmore Reservoir, Rockyview Hospital (within walking distance), and nearby tennis courts. Condo fees include a titled heated underground parking stall, ASSIGNED STORAGE SPACE, underground visitor parking, heat, water, garbage, professional management, and common area maintenance. Don't miss this rare opportunity for comfortable, centrally located living. Schedule your viewing today! The listing agent is related to the sellers.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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









