

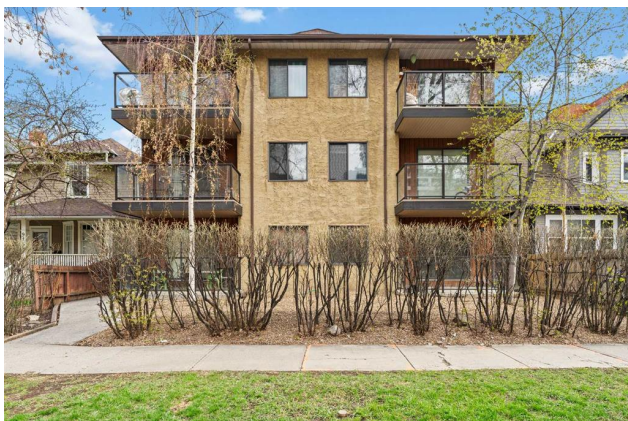


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**917 18 Avenue #102, Calgary T2H0H2**

MLS® #: **A2134096** Area: **Lower Mount Royal** Listing Date: **05/22/24** List Price: **\$289,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **751**  
 Low Sqft:  
 Ttl Sqft: **751**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete, Mixed, Stucco**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)**  
 Int Feat: **Ceiling Fan(s), Crown Molding**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>3`0" x 6`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`10" x 17`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 8`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 5`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`6" x 7`10"</b>

Legal/Tax/Financial

Condo Fee: **\$500** Title: **Fee Simple** Zoning: **MC2**

Legal Desc: 7911290

Fee Freq:  
Monthly

Remarks

Pub Rmks: **This cozy condo in the heart of downtown has recently undergone extensive renovations! Featuring a brand new kitchen with stainless steel appliances, a wood burning fireplace, ground level patio, and much more make this property ideal for anyone interested in living in the sought after neighborhood of Lower Mount Royal.**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Mountain View)

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





