



THE
A-TEAM

**RE/MAX
FIRST**

123 4 Street #208, Calgary T2E 3S2

MLS®#: **A2134299**

Area: **Crescent Heights**

Listing Date: **05/22/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **385**
Low Sqft:
Ttl Sqft: **385**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`9" x 10`3"	Kitchen	Main	6`6" x 11`10"
Bedroom - Primary	Main	8`8" x 8`0"	Living Room	Main	7`4" x 11`10"
4pc Bathroom	Main	8`0" x 4`11"	Laundry	Main	2`9" x 3`2"
Balcony	Main	14`11" x 5`8"			

Legal/Tax/Financial

Condo Fee:
\$161

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0**

Remarks

Pub Rmks: **What a building-AIR BNB APPROVED! Be one of the very first to move into the ERA Condos and enjoy the benefits of the LOW LOW condo fees! This one bedroom unit located on the second floor has one of the largest balconies in the complex plus in suite private laundry. Enjoy the morning as the sun comes up flooding your home with natural light as it soars through your floor to ceiling windows. This home is close to outstanding restaurants, trendy coffee shops and a short walk to everything else PLUS it has a rooftop patio to enjoy views of the city...you will love living here!**

Inclusions: **N/A**
Property Listed By: **Boutique Real Estate Group Inc.**

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





