



THE
A-TEAM

**RE/MAX
FIRST**

350 4 Avenue #104, Calgary T2E 0J3

MLS® #: **A2137396** Area: **Crescent Heights** Listing Date: **06/02/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$89k, 11-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Underground

Finished Floor Area

Abv Sqft: **1,567**
 Low Sqft:
 Ttl Sqft: **1,567**

DOM

118
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **See Remarks**
 Heating: **Baseboard, Fireplace(s), Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Second	12`10" x 10`10"	Living Room	Main	17`0" x 11`9"
4pc Ensuite bath	Main	7`10" x 7`9"	4pc Bathroom	Main	8`2" x 4`11"
2pc Bathroom	Second	5`7" x 4`11"	Bedroom - Primary	Main	48`7" x 33`2"
Bedroom	Main	47`11" x 32`6"	Office	Second	41`4" x 23`4"

Legal/Tax/Financial

Condo Fee: **\$1,263** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **8111175**

Remarks

Pub Rmks: **INVESTMENT opportunity - this condo is rented! Buy now for excellent rental income and move in later, or keep as an exceptional rental property! Wow, beautiful multi-level, 1500+ sq ft CONDO with soaring vaulted ceilings in the living room and 2 fireplaces, located in the desirable and sought after neighborhood of CRESCENT HEIGHTS, only a few minutes drive or walking distance to downtown. The building offers owners a ROOF TOP PATIO to enjoy the stunning downtown views, secured UNDERGROUND PARKING with ample height for larger vehicles, and a storage unit. The 2 stunning wood burning FIREPLACES are finished with LIMESTONE (with gas starters); one in the primary bedroom and one in the 2nd level den; a living room that is very bright with stunning floor-to-ceiling windows that include built-in blinds; vaulted ceilings and a large, eat-in kitchen/dining room with hardwood flooring, cabinets that are custom-made, granite countertops, and all stainless steel appliances. There are two large bedrooms with newer windows and ample closet space. And, there are 3 bathrooms: 1-4 piece ensuite, 1-4 piece bathroom, and 1-2 piece bathroom on the 2nd level. The unit also offers 2 entrances, one from the lower level and one from the 2nd level, an office area, and a laundry area with a washer & dryer. This location offers, not only walking distance to downtown, but also convenient access to lots of shops and restaurants including the Blue Star Diner, Starbuck's, Diner Deluxe, Blush Lane, and so many more! Come take a look at this unique and stylish condo. No sign on property.**

Inclusions:
Property Listed By: **Some furniture may be included in the purchase price.
Diamond Realty & Associates LTD.**

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