



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**320 12 Avenue #105, Calgary T2E 1A4**

MLS®#: **A2138851**      Area: **Crescent Heights**      Listing Date: **06/13/24**      List Price: **\$229,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 08-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Few Trees,Landscaped,Level,Street Lighting**  
 Park Feat: **Assigned,Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **770**  
 Low Sqft:  
 Ttl Sqft: **770**

DOM

**95**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 4`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`0" x 3`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`10" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$770

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc: **0812602**

Remarks

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Pub Rmks: **Location, Location, Location! Discover your dream home in this stunning ground-floor condo, just minutes from downtown and within walking distance of an array of amenities. Step into a bright and spacious 1 BED/1 BATH open-concept living area where style meets comfort. The gourmet kitchen, complete with sleek granite countertops and stainless steel appliances, is perfect for anyone who loves to cook. A newly installed microwave hood fan enhances functionality, giving you even more counter space to work with. The expansive living room is perfect for relaxation and entertainment, featuring a built-in FLOOR TO CEILING entertainment center and direct access to a very private patio. The sun-drenched bedroom is oversized and conveniently located across from a luxurious 4-piece bathroom with granite countertops. Enjoy the convenience of in-suite laundry with newer washer and dryer, making laundry day easier and on your own time. Additionally, you'll have peace of mind with a dedicated parking stall in a secure, heated underground garage. This condo not only exudes pride of ownership throughout the interior, BUT ALSO, has had a major facelift with its exterior. Don't miss out on this incredible opportunity to own a piece of paradise in a prime location!**

Inclusions: **Entertainment unit in Livingroom**

Property Listed By: **Greater Property Group**

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