



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**518 33 Street #103, Calgary T2N 2W4**

MLS®#: **A2139041**

Area: **Parkdale**

Listing Date: **06/06/24**

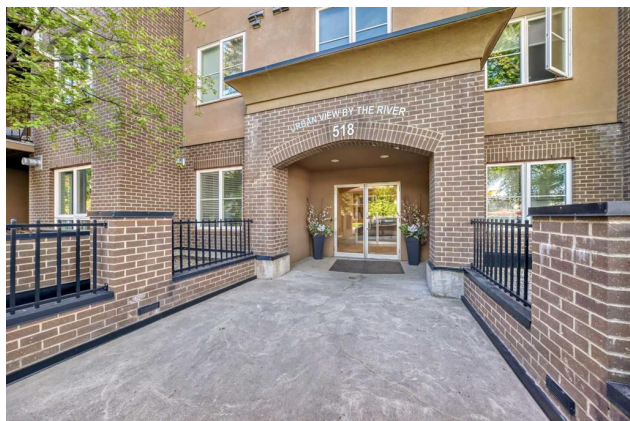
List Price: **\$439,888**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 22-Jun**

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:

Park Feat:

**Finished Floor Area**  
Abv Sqft: **856**  
Low Sqft:  
Ttl Sqft: **856**

**Titled, Underground**

DOM

**22**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>14`8" x 14`4"</b>  | <b>Dining Room</b>      | <b>Main</b>  | <b>7`6" x 10`8"</b>  |
| <b>4pc Bathroom</b>      | <b>Main</b>  | <b>8`1" x 4`11"</b>   | <b>Nook</b>             | <b>Main</b>  | <b>4`8" x 8`7"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`5" x 9`2"</b>    | <b>Bedroom</b>          | <b>Main</b>  | <b>8`8" x 12`8"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>10`7" x 13`11"</b> | <b>4pc Ensuite bath</b> | <b>Main</b>  | <b>4`11" x 7`10"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$612**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Legal Desc:

0814357

Fee Freq:  
Monthly

Remarks

Pub Rmks: **2 BEDROOM GROUND LEVEL UNIT. GOOD SIZED PATIO 14.4X 18.0 FEET. GREAT PLACE TO SIT AND ENJOY THE SURROUNDINGS. CLOSE TO THE RIVER AND RIDE YOUR BIKE TO DOWNTOWN. WELL CARED FOR UNIT. SPACIOUS OPEN CONCEPT CONDO WITH 10' CEILINGS, MOCHA CABINETS, GRANITE COUNTER TOPS, HEATED CRAMIC TILE FLOORING, KITCHEN WITH RAISED BISTRO BAR, CERAMIC TILED FIREPLACE, OVERSIZED WINDOWS, HUGE WEST FACING PATIO, HOME COMES WITH TITLED PARKING AND TITLED STORAGE. CONDO FEES INCLUDE HEAT AND WATER. CALL YOUR FAVOURITE TO SHOW.**

Inclusions:  
Property Listed By: **n/a  
TREC The Real Estate Company**

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





