



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1022 16 Avenue #506, Calgary T2M 0K5**

MLS®#: **A2139467**

Area: **Mount Pleasant**

Listing Date: **06/20/24**

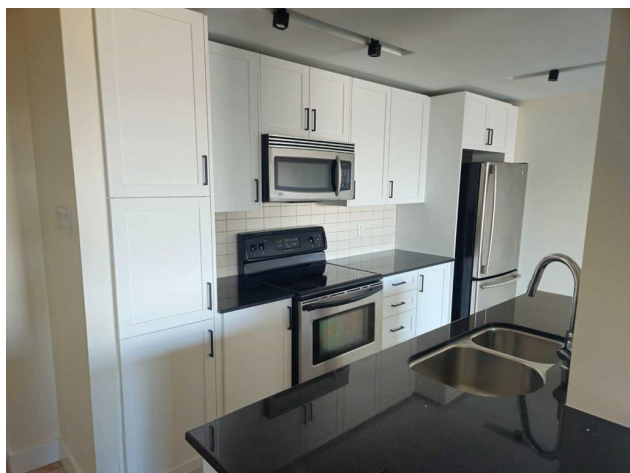
List Price: **\$229,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **588**  
Low Sqft:  
Ttl Sqft: **588**

DOM

**184**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Leased,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks,Track Lighting**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 7`8"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`6" x 12`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 4`10"</b>	<b>Balcony</b>	<b>Main</b>	<b>24`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$540

Fee Simple

C-COR1 f5.0h38

Fee Freq:

Monthly

Legal Desc: 0614581

Remarks

Pub Rmks: **ALL UTILITIES INCLUDED (including ELECTRICITY!!!!) HUGE STORAGE SPACE IN-SUITE!!! 24 FOOT COVERED BALCONY WITH SERENE NORTH FACING VIEWS OF LUSH GREENS! ENJOY THE PRIME LOCATION AND CHARMING BUILDING WITHOUT THE ROAD NOISE!! There's so much to love about this 1 bed 1 bath unit starting with the fact that almost all of the renovations have been completed for you, and just await your final touch. The open concept living/dining space are connected by a large island boasting GRANITE COUNTERTOPS, WHITE CUPBOARDS AND STAINLESS STEEL APPLIANCES. Track lighting modernizes the space and showcases the stunning kitchen renovation beautifully. The bedroom has new LUXURY VINYL PLANK FLOORING and plenty of room for a KING bed and furnishings. The unit also has its own European Washer/Dryer Combo and the building has an extra laundry space for residents. Finally, let's talk about the highly coveted Mount Pleasant location with mere STEPS TO SAIT, amenities, eateries, and mass transit infrastructure. Move in and avoid dorm living or start your investment portfolio with this incredible and unbeatable unit! QUICK POSSESSION AVAILABLE!!!!**

Inclusions: N/A  
Property Listed By: First Place Realty

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



