



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #705, Calgary T2G 5T7

MLS® #: **A2139718**

Area: **Beltline**

Listing Date: **06/13/24**

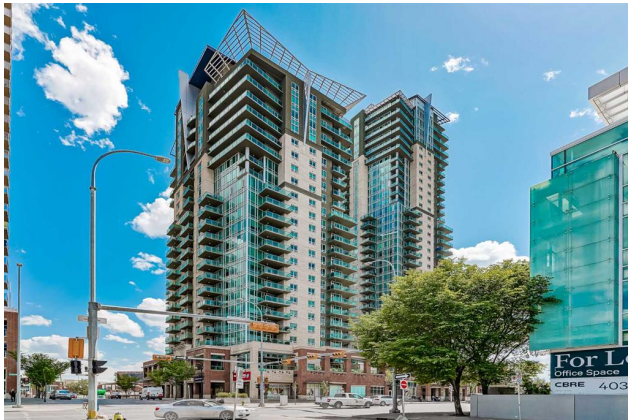
List Price: **\$418,500**

Status: **Active**

County: **Calgary**

Change: **None**

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: **833**
Low Sqft:
Ttl Sqft: **833**

Parkade, Secured, Titled

DOM

15

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8' 0" x 9' 5"	Living Room	Main	12' 0" x 18' 8"
Bedroom - Primary	Main	11' 0" x 11' 3"	4pc Ensuite bath	Main	
Bedroom	Main	9' 2" x 10' 1"	3pc Bathroom	Main	
Laundry	Main	5' 0" x 5' 0"			

Legal/Tax/Financial

Condo Fee:
\$630

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0611270**

Remarks

Pub Rmks: **INVESTORS ALERT!! Seize the chance to invest in this immaculate 2-bedroom, 2-bathroom CORNER UNIT condo, ideally situated close to amenities, transport, restaurants, and much more. Located in a prime downtown spot, this unit is perfectly positioned for both renters and future resale value. Currently leased as a short-term rental and CASH FLOW positive even with today's interest rates, this property is a truly turnkey investment. It comes fully furnished with a property manager in place to handle everything. The open-concept living and dining space boasts high ceilings, abundant natural light, and sleek contemporary finishes, creating an inviting atmosphere. The kitchen is equipped with quartz countertops, ample cabinet space, and a good-sized breakfast bar, making it both functional and stylish. The primary bedroom features a walk-through closet that opens into a 4-piece bathroom. The second bedroom, located on the opposite side of the unit, ensures privacy and comfort for all occupants. For added convenience, a laundry room is located within the unit. One secure UNDERGROUND PARKING STALL is included, providing peace of mind for residents. This condo offers easy commuting options, being steps away from public transportation, major highways, and cycling paths. The surrounding area features an array of dining options, trendy cafes, boutique shops, and entertainment venues, offering an unparalleled urban lifestyle that attracts renters. The continuous development and growth in the downtown area, especially in East Village with the new arena development and convention center, reinforce a solid return on investment, with property values set to rise. Don't miss this exceptional investment opportunity in one of the most sought-after downtown locations. This 2-bed, 2-bath condo offers everything an investor could desire: prime location, modern amenities, and strong growth potential. Schedule a viewing today and take the first step towards securing your lucrative downtown investment property.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



