



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 RAILWAY Street #207, Crossfield T0M 0S0**

MLS® #: **A2140067**      Area: **NONE**      Listing Date: **06/10/24**      List Price: **\$189,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$10k, 07-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Crossfield**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **760 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **717**  
 Low Sqft:  
 Ttl Sqft: **717**

DOM

**164**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**  
 Int Feat: **Laminate Counters, No Smoking Home, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`10" x 14`9"	4pc Bathroom	Main	
Bedroom	Main	9`2" x 14`8"	Kitchen	Main	9`7" x 9`8"
Living Room	Main	9`11" x 15`2"			

Legal/Tax/Financial

Condo Fee: **\$421**      Title: **Fee Simple**      Zoning: **CBD**  
 Fee Freq:

**Monthly**

Legal Desc: **0815824**

Remarks

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Pub Rmks: **Nestled in the charming town of Crossfield, this two-bedroom condo resides on the second floor of its complex. Perfect for first-time homeowners or as an addition to your investment portfolio, this unit boasts an open floor plan, facilitating seamless entertaining while preparing meals in the kitchen. With the bedrooms strategically placed on opposite ends of the unit, privacy is ensured. Situated downtown, you'll have convenient access to all that Crossfield has to offer. Merely a 15-minute drive to Airdrie and 30 minutes to Calgary, you can relish in the tranquility of small-town living while remaining close to essential amenities. Experience the charm of rural life by scheduling a showing with your realtor today.**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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