



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1717 12 Street #104, Calgary T2T 3N1**

MLS® #: **A2141158**

Area: **Lower Mount Royal**

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

List Price: **\$189,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1965**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **486**  
Low Sqft:  
Ttl Sqft: **486**

DOM

**95**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof: **Flat**  
Heating: **Baseboard**  
Sewer: **Public Sewer**  
Ext Feat: **None**

Construction: **Concrete**  
Flooring: **Laminate**  
Water Source: **Public**  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room  
**Bedroom - Primary**  
**Kitchen**

Level  
**Basement**  
**Basement**

Dimensions  
**11`8" x 9`0"**  
**11`2" x 8`0"**

Room  
**Living Room**  
**4pc Bathroom**  
Legal/Tax/Financial

Level  
**Basement**  
**Basement**

Dimensions  
**14`0" x 12`8"**

Condo Fee:  
**\$451**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0711335**

Remarks

Pub Rmks: **Great Location in the heart of Lower Mount Royal. The updated unit with modern kitchen cabinets, large kitchen island, one bedroom,, storage room or extra walk in closet, modern bathroom. VACANT. Freshly painted. Laundry on the same floor. Parking stall leased for \$60 a month First stall in front of the unit.**

Inclusions: **window coverings**

Property Listed By: **CIR Realty**

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