



THE
A-TEAM

**RE/MAX
FIRST**

534 22 Avenue #201, Calgary T2S 0H6

MLS® #: **A2143271** Area: **Cliff Bungalow** Listing Date: **06/21/24** List Price: **\$319,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1976**

Finished Floor Area

Abv Sqft: **721**
 Low Sqft:
 Ttl Sqft: **721**

DOM

87
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Hardwood,Slate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`6" x 13`6"	Kitchen	Main	15`8" x 10`4"
Bedroom	Main	10`6" x 9`11"	Bedroom - Primary	Main	10`4" x 13`5"
4pc Bathroom	Main	7`0" x 5`0"	Laundry	Main	6`5" x 3`4"

Legal/Tax/Financial

Condo Fee: **\$506** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

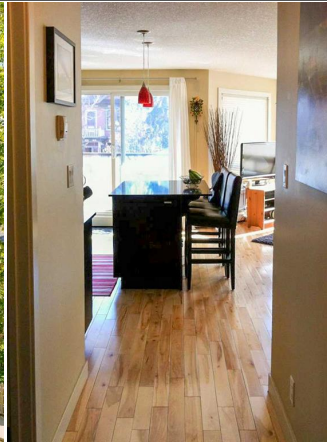
Legal Desc: **0610258**

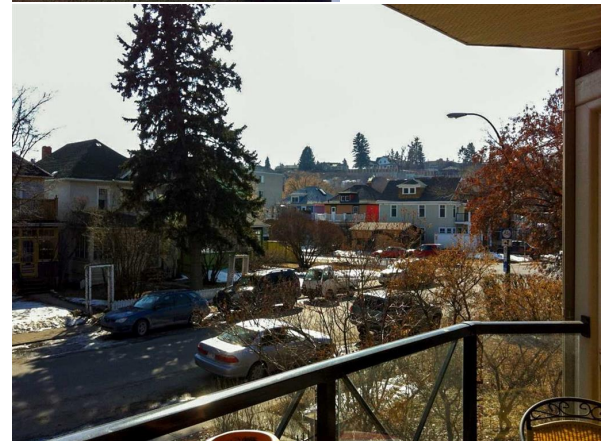
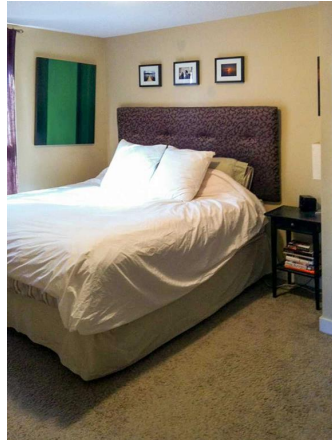
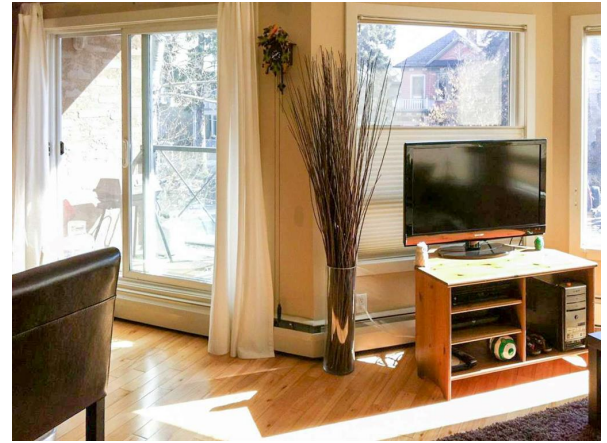
Remarks

Pub Rmks: **Great opportunity for investors in Cliff Bungalow. Existing tenant is in an agreement until April 30, 2025 and would love to stay. Located on a quiet street in heart of Cliff Bungalow/Mission is a rare opportunity to invest and own this updated 2-bedroom, 1 full bath apartment condo. Highlights of this bright and open sun filled space are the spacious living and kitchen area which lead onto the Sunny South facing balcony. The kitchen is complemented with Stainless steel appliance package, full height cabinetry, a centre kitchen island and black granite countertops providing a purposeful food prep/dining space. Adjacent to the kitchen is the spacious living room with large South facing windows with top down/bottom. up blinds The generously sized primary bedroom offers a calm, restful space and can easily hold a King sized bedroom suite. The second bedroom with large separate wardrobe can act as a guest room or office/creative space. The 4-piece bathroom with a deep soaker tub and ceiling height tile. The newer washer and dryer are conveniently located within the unit. Engineered Hickory Floors complete the unit. The unit comes with an assigned parking spot with an electrical plug and large storage locker across the hallway from the unit entrance. The building is pet friendly - with Board approval. Located in one of Calgary's most desirable communities, this condo offers easy access to the city's best bars, pubs and restaurants - just a steps from the vibrant 17th Avenue, the 4th street Mission Entertainment Districts and Stampede Park. Easy walking distance to DT.**

Inclusions:
Property Listed By: **n/a
Sotheby's International Realty Canada**

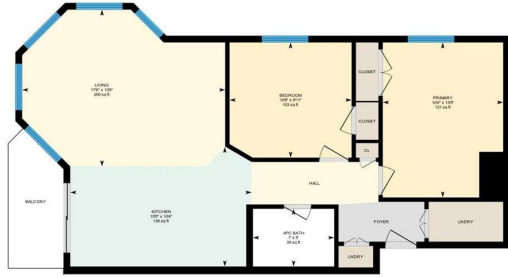
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





201-534 22 Ave SW, Calgary, AB

Main Floor Interior Area 721.31 sq ft
Excluded Area 34.85 sq ft



PREPARED: 2024/09/20

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

