



THE
A-TEAM

**RE/MAX
FIRST**

323 18 Avenue #206, Calgary T2S 0C4

MLS® #: **A2145626**

Area: **Mission**

Listing Date: **06/30/24**

List Price: **\$282,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **577**
Low Sqft:
Ttl Sqft: **577**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

78
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Guest,Stall,Underground**

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Carpet,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"	Dining Room	Main	4`10" x 6`6"
Bedroom	Main	8`11" x 12`11"	Living Room	Main	10`3" x 12`8"
Kitchen	Main	10`8" x 6`8"			

Legal/Tax/Financial

Condo Fee: \$571	Title: Fee Simple	Zoning: DC (pre 1P2007)
	Fee Freq: Monthly	

Legal Desc: **0414592**

Remarks

Pub Rmks: **Welcome to Soho, Condo living at its finest in the downtown core. With all the great Restaurants and even a Park just minutes away from your front door. This one bedroom, which boasts a den, has a well laid out floor plan with a larger deck than most and attached gas BBQ (BBQ Included). There is Underground Parking for your convenience, and all the neighbourhood amenities at your finger tips. Come and book your appointment today!**

Inclusions: **n/a**

Property Listed By: **MaxWell Capital Realty**

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