



THE A-TEAM

RE/MAX FIRST

1736 13 Avenue #204, Calgary T3C 0T9

MLS®#: A2147572

Area: Sunalta

Listing Date: 07/07/24

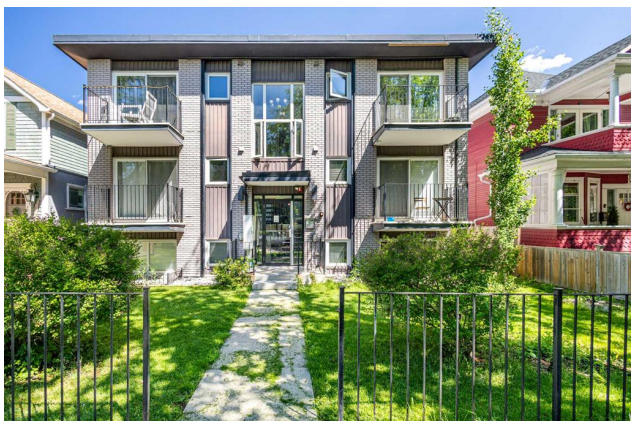
List Price: \$244,900

Status: Active

County: Calgary

Change: -\$5k, 12-Aug

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1962

Finished Floor Area
Abv Sqft: 687
Low Sqft:
Ttl Sqft: 687

DOM

71
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Lot Information

Lot Sz Ar:
Lot Shape:
Access:
Lot Feat:
Park Feat: None

Parking
Ttl Park: 0
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard,Electric
Sewer:
Ext Feat: Balcony

Construction: Brick,Wood Frame
Flooring: Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings
Int Feat: High Ceilings,Kitchen Island,Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Laundry, Bedroom - Primary, Kitchen, Foyer, Balcony, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$605

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0711434

Remarks

Pub Rmks: **Incredible OPPORTUNITY to own the PREMIERE in The Mercedes -- SECOND FLOOR corner unit, LARGEST FLOORPLAN in the building with a Registered size of 752sqft! Fantastic location, QUIET & beautiful TREE-LINED street, just a quick walk to Royal Sunalta Park & the Calgary Tennis Club! SHORT WALK to 17th Avenue & all the retail shops & restaurants! The Mercedes was COMPLETELY RENOVATED & updated in late 2006. This exceptional property offers STAINED HARDWOOD flooring, BLACK-STAINED kitchen cabinetry, GRANITE counters & FLAT CEILINGS throughout! The kitchen includes a STAINLESS STEEL appliance package, GLASS BACKSPLASH tile, & an extended STOOL BAR -- sit in the kitchen & watch tv in the living room! SPACIOUS living room open concept dining area. Sliding patio doors open to the balcony, w/ vinyl decking & aluminum rail. TILE FLOORING in the bathroom, w/ UPGRADED fixtures & tub/shower combo. HUGE MASTER with two double closets, INSUITE LAUNDRY w/ stacking washer/dryer! Unit does not come with parking, but there is plenty of parking off street!**

Inclusions: N/A  
Property Listed By: 2% Realty

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