



THE A-TEAM

RE/MAX FIRST

5200 44 Avenue #2208, Calgary T1Y 7L4

MLS#: A2148008 Area: Whitehorn Listing: 07/11/24 List Price: \$275,000
Status: Active County: Calgary Change: -\$5k, 12-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2008

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Heated Garage,Underground

Finished Floor Area

Abv Sqft: 889
Low Sqft:
Ttl Sqft: 889

DOM

67
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor
Sewer:
Ext Feat: None

Construction: Vinyl Siding
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer
Int Feat: Breakfast Bar,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Pantry,Track Lighting,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, and Living Room.

Legal/Tax/Financial

Condo Fee: \$622 Title: Fee Simple Zoning: DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0813851**

Remarks

Pub Rmks: **Beautiful and well kept 2 bedroom, 2 bath condominium in Calvanna Village. Come and enjoy 50+ living in this exceptional building! With almost 900 square feet of living space, enjoy updated appliances, new vinyl plank flooring, new toilets and in suite laundry! The main living area is well laid out with a kitchen dining area and living area with an open concept plan. Off the living room is a lovely east facing deck for you to enjoy a cup of coffee or glass of wine! The kitchen features plenty of counter space and cupboards , enjoy the upgraded stainless steel appliances. Great natural light floods this unit! The 2nd bedroom is quite spacious and would also make a great work from home space! The primary is a great size with a walk through closet to the private 4 piece primary bath. A second 4 piece bath serves the main area of the condo. Your laundry room is spacious and has plenty of storage space for your extras! This unit also features central air, what a great bonus! The unit is located across from an activities room where you can book to entertain guests or just enjoy a quiet space - this area features a full service kitchen and plenty of tables and chairs! You have 1 assigned parking space in the underground heated parking and a storage locker right in front of your parking space! Come and enjoy this beautiful building with well kept spaces and landscaping. There is plenty of visitor parking and its central location makes it convenient to access the amenities in the neighbourhood!**

Inclusions: **none**
Property Listed By: **RE/MAX Key**

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







