

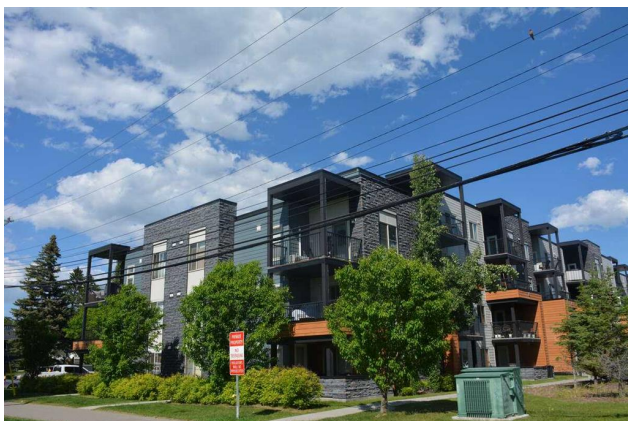


THE
A-TEAM

**RE/MAX
FIRST**

2715 12 Avenue #207, Calgary T2A 4X8

MLS®#: **A2148567** Area: **Albert Park/Radisson Heights** Listing Date: **07/10/24** List Price: **\$261,000**
 Status: **Active** County: **Calgary** Change: **-\$12k, 14-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **667**
 Low Sqft:
 Ttl Sqft: **667**

DOM

99
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber** Construction: **Brick,Stone,Stucco,Wood Frame,Wood Siding**
 Heating: **Baseboard,None** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$374** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **1510676**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Discover this stylish 667.97 sq-ft condo unit in the heart of Albert Park, just a 5-10 minute drive from downtown Calgary and steps from the C-Train Station. Enjoy granite countertops, stainless steel appliances, and a huge balcony perfect for BBQs and relaxation. Secure building with included condominium fees covering heat and water, and easy access to SE, NE, or downtown Calgary via public transportation. This 2-bedroom, 1-bathroom unit is a rare find in the city - don't miss out!**

Inclusions: **none**
Property Listed By: **Easy List Realty**

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