

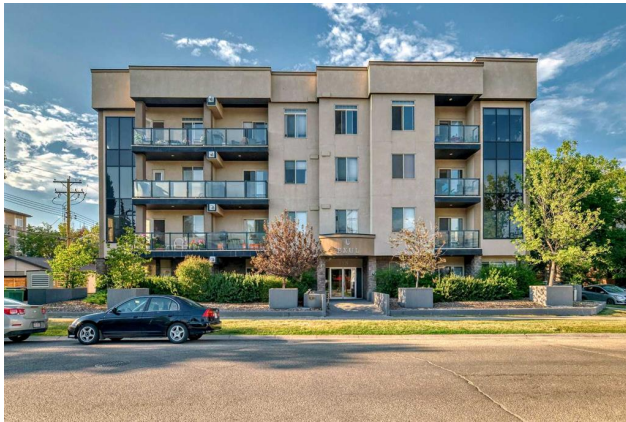


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**488 7 Avenue #206, Calgary T2E 0N2**

MLS® #: **A2148676**      Area: **Renfrew**      Listing Date: **07/18/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 02-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Enclosed,Guest,Heated Garage,On Street,Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,073**  
 Low Sqft:  
 Ttl Sqft: **1,073**

DOM

**60**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
 Heating: **In Floor,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Concrete,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`5" x 5`5"	Dining Room	Main	12`6" x 8`8"
Living Room	Main	13`4" x 14`5"	Kitchen With Eating Area	Main	12`6" x 0`9"
Laundry	Main	6`6" x 5`0"	Bedroom - Primary	Main	10`11" x 11`0"
Walk-In Closet	Main	4`7" x 4`6"	Bedroom	Main	10`9" x 11`1"
4pc Ensuite bath	Main	4`11" x 7`11"	4pc Bathroom	Main	7`8" x 8`8"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$891**

**Fee Simple**

**M-C2**

Fee Freq:

**Monthly**

Legal Desc: **0713736**

Remarks

Pub Rmks: **Centrally located and spacious two bedroom, two full bath condo. At 1,073 sqft, this open floorplan with nine foot ceilings, has lots of light and room for everything. Freshly touched up with paint, you'll notice the wide open living room with a cozy gas fireplace and west facing window as you come into the unit. The adjacent dining area gives two eating options - add a table for more formal dining or have meals at the long granite kitchen island. In the sizable kitchen, there's room to whip up a delightful meal, a built in wine rack, and amazing storage space (so many cupboards). Just off the kitchen is the large West and North facing balcony which catches the afternoon/evening sunshine and has a bonus gas BBQ line. The orientation of this unit also means it doesn't get too hot in the summer (with the air conditioned building common areas lending an assist) and is still incredibly well lit. Both bedrooms are generously sized with great closet space. The primary bedroom boasts a walk-in closet and a full four piece bathroom. The second bedroom is just across from the roomy second full four piece bathroom. This condo's smart design includes storage in the unit laundry room, two linen closets PLUS a separate storage locker on the same floor just around the corner from the unit entrance (no dusty parkade storage locker to contend with). Tucked away in the most south section of friendly Renfrew, you also get the convenience of walkability to the vibrant nearby food scene, green spaces, the river, and downtown.**

Inclusions: **Shelving in Laundry Room, Shelving in Storage Room, Curtain Rods**

Property Listed By: **Houston Realty.ca**

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