



THE
A-TEAM

**RE/MAX
FIRST**

1119 78 Avenue #202, Calgary T2K 5H6

MLS® #: **A2149415** Area: **Huntington Hills** Listing Date: **07/14/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM

64
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	3`8" x 3`11"	Bedroom - Primary	Main	13`0" x 13`7"
Bedroom	Main	7`2" x 13`0"	4pc Bathroom	Main	4`11" x 7`3"
Laundry	Main	7`3" x 5`7"	Kitchen With Eating Area	Main	10`3" x 11`1"
Living Room	Main	14`5" x 21`3"	Storage	Main	3`7" x 8`5"
Balcony	Main	8`10" x 7`9"			

Legal/Tax/Financial

Condo Fee:
\$390

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0714168**

Remarks

Pub Rmks: **Good starter home or investment property. This updated 933 sqft stacked townhouse locates in convenient Huntington Hills. It features newer windows, LVP flooring in the living room, kitchen, hallway, and laundry room, and updated kitchen cabinets. It has 2 good size bedrooms, sunny and bright living room, spacious kitchen and eating area, in suite laundry, and large west facing balcony. It closes to playground, schools, shopping, public transits, and easy access to major roads. ** 202 1119 78 Ave NW ****

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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







