

6825 CENTRE Street #204, Calgary T2K5C4

Listing A2152136 **Huntington Hills** 07/23/24 List Price: **\$199,900** MLS®#: Area:

Status: **Active** County: Calgary Change: -\$10k, 30-Aug Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary 1983 Year Built:

Lot Information Low Sqft: Ttl Sqft: Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: Stall, Underground **Utilities and Features**

Roof: **Hot Water** Heating:

Sewer:

Ext Feat:

Balcony

Construction:

Wood Frame Flooring:

Finished Floor Area

672

672

Abv Saft:

DOM 133

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

1.0 (1 0)

Low-Rise(1-4)

Carpet, Laminate Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Laminate Counters, No Smoking Home, Pantry

Int Feat: **Utilities:**

Room Information

Room Level Level Dimensions Room **Dimensions** Kitchen Main 10`0" x 7`0" **Dining Room** Main 7`0" x 7`0" **Living Room** Main 11`0" x 14`0" **Bedroom** Main 11`4" x 9`0" **Bedroom - Primary** 9`1" x 9`0" Main 4pc Bathroom Main 4`11" x 7`0" Balcony Main 10'0" x 4'0"

Legal/Tax/Financial

Title: Condo Fee: Zoning: \$509 **Fee Simple** RM-4

> Fee Freq: Monthly

Legal Desc: 0212249

Remarks

Pub Rmks:

This property listing emphasizes several appealing features: 1.**Price and Condo Fee*: The two-bedroom apartment is priced at \$199,900, with a monthly condo fee of \$509 that includes heat, water, insurance, maintenance of the exteriors and structure, management of the building, etc. 2. **Prime Location**: - 2 blocks to local amenities such as the library, swimming pool, skating/hockey rec center, and a superstore. - Walking distance to multiple schools: John A. Macdonald, John Diefenbaker, and St. Helena. 3.. **Apartment Features**: - East-facing with abundant natural light. - Spacious, open-plan layout designed for entertaining. - Bright living room that opens to a formal dining room. - A good-sized kitchen with a walk-in pantry. - Two large bedrooms. - A 4-piece main bathroom. - In-suite laundry room. - One assigned parking space. 4. **Accessibility**: Easy access to major routes (Deerfoot Trail, 14 Street, and McKnight Blvd) and the airport. 5. Occupied by tenants with month to month lease. Rent is \$1250.

Inclusions:

Property Listed By: Kingsland Realty

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













