



THE
A-TEAM

**RE/MAX
FIRST**

6825 CENTRE Street #204, Calgary T2K5C4

MLS® #: **A2152136** Area: **Huntington Hills** Listing Date: **07/23/24** List Price: **\$199,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **672**
 Low Sqft:
 Ttl Sqft: **672**

Stall, Underground
 Utilities and Features

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Laminate Counters, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	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	Main	9`1" x 9`0"	4pc Bathroom	Main	4`11" x 7`0"
Balcony	Main	10`0" x 4`0"			

Legal/Tax/Financial

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

Legal Desc: **0212249**

Remarks

Pub Rmks: **his 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: **nil**
Property Listed By: **Kingsland Realty**

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