



THE
A-TEAM

**RE/MAX
FIRST**

6825 CENTRE Street #204, Calgary T2K5C4

MLS® #: **A2152136**

Area: **Huntington Hills**

Listing Date: **07/23/24**

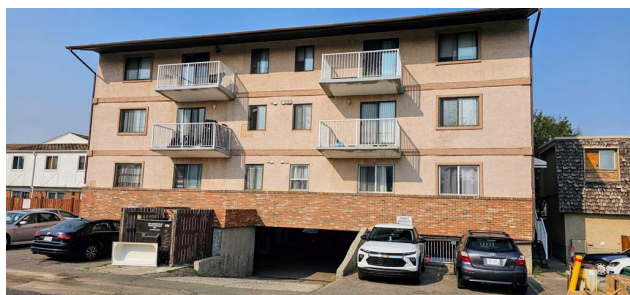
List Price: **\$199,900**

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:

Stall,Underground

Utilities and Features

DOM

183

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
Kitchen	Main	10`0" x 7`0"
Living Room	Main	11`0" x 14`0"
Bedroom - Primary	Main	9`1" x 9`0"
Balcony	Main	10`0" x 4`0"

Room	Level	Dimensions
Dining Room	Main	7`0" x 7`0"
Bedroom	Main	11`4" x 9`0"
4pc Bathroom	Main	4`11" x 7`0"

Legal/Tax/Financial

Condo Fee: **\$509**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **RM-4**

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: **nil**
Property Listed By: **Kingsland Realty**

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



