



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**626 2 Avenue #105, Calgary T2E0E8**

MLS® #: **A2153463** Area: **Bridgeland/Riverside** Listing Date: **07/31/24** List Price: **\$178,000**  
 Status: **Pending** County: **Calgary** Change: **-\$7k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1972**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**  
 Park Feat: **See Remarks,Stall**

Finished Floor Area

Abv Sqft: **565**  
 Low Sqft:  
 Ttl Sqft: **565**

DOM

**112**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Aluminum Siding ,Brick,Metal Siding ,Mixed**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Stacked,Window Coverings**  
 Utilities: **Ceiling Fan(s),No Animal Home,No Smoking Home**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 4`11"</b>	<b>Living Room</b>	<b>Basement</b>	<b>15`0" x 10`5"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>7`6" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>12`5" x 10`5"</b>
<b>Hall</b>	<b>Basement</b>	<b>21`1" x 8`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>4`7" x 3`9"</b>

Legal/Tax/Financial

Condo Fee: **\$361** Title: **Fee Simple** Zoning: **M-CG d111**

Legal Desc: 9812834

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Immediate Possession - Great condo to own - or investors to rent. Conveniently located on a cul- de- sac in trendy Bridgeland. This one bedroom has been Freshly painted and has new neutral color luxury vinyl plank laminate and white baseboards, all professionally installed. New counter tops just installed. This condo has a 4 piece bathroom, in-suite laundry and parking stall. This location has all amenities, trendy shops, restaurants, walking distance to downtown and river pathways, close to schools and Calgary transit. Call to schedule your appointment.**

Inclusions:  
Property Listed By: **N/A  
KIC Realty**

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





