



THE
A-TEAM

**RE/MAX
FIRST**

313 20 Avenue #403, Calgary T2S0E6

MLS®#: **A2153565**

Area: **Mission**

Listing Date: **08/01/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$20k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **477**
Low Sqft:
Ttl Sqft: **477**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`7" x 7`0"
Foyer	Main	5`8" x 3`1"
4pc Bathroom	Main	6`10" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`11" x 11`6"
Bedroom - Primary	Main	11`4" x 9`10"
Balcony	Main	8`5" x 4`2"

Legal/Tax/Financial

Condo Fee: **\$487**
Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Monthly

Legal Desc: 8911717

Remarks

Pub Rmks: **Discover your dream home in the heart of Mission, one of the most sought-after neighborhoods. This cozy 1 bedroom, 1 bathroom condo is perfect for first-time home buyers looking to step into the real estate market or savvy investors seeking a prime location. Situated near the beautiful Elbow River, residents can enjoy morning jogs or evening strolls just a short 3-minute walk from their front door. The vibrant food scene on 4th Street, filled with numerous cafes, restaurants, and pubs, is within easy reach, and 17 Avenue SW offers even more dining and entertainment options. For fitness enthusiasts, the renowned MNP Sports Centre provides access to superb pools and fitness facilities. This condo offers an unparalleled lifestyle, combining the convenience of urban living with the tranquility of a prime location.**

Inclusions: **TV Mount in the bedroom**
Property Listed By: **CIR Realty**

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





