



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**325 3 Street #1108, Calgary T2G 0T9**

MLS® #: **A2153599**

Area: **Downtown East  
Village**

Listing Date: **07/30/24**

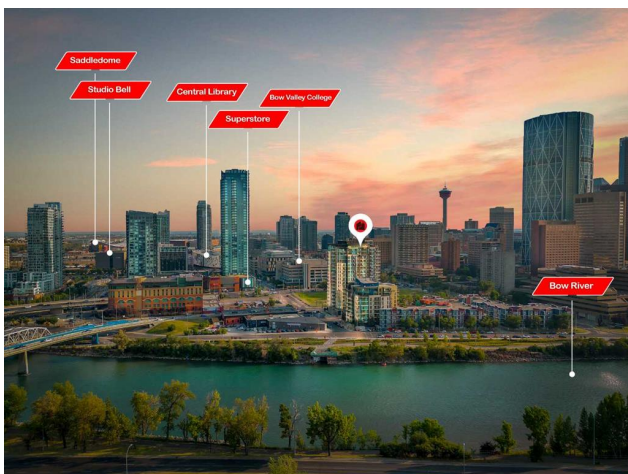
List Price: **\$314,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **549**  
Low Sqft:  
Ttl Sqft: **549**

**Underground**

DOM

**50**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Concrete**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`9" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 11`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$391**

Title:  
**Fee Simple**

Zoning:  
**CC-ET**

Fee Freq:  
**Monthly**

Legal Desc: **1012483**

Remarks

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Pub Rmks: **HIGH END CONDO, CONVENIENT DOWNTOWN LOCATION, 1 BED, 1 BATH, BALCONY - GYM, HEAT AND WATER INCLUDED - ON SITE MANAGEMENT, VISITOR PARKING, CONCIERGE - This condo is perfect for a first time home buyer and includes amenities and professional management that adds to the convenience of living DOWNTOWN. This unit is located on the 11th floor overlooking the BOW RIVER and the large BALCONY is perfect for a morning cup of coffee. Entering you are met with your kitchen with all STAINLESS STEEL APPLIANCES, IN UNIT LAUNDRY and an open living space (renders shown). A 4PC ensuite bathroom with spacious bedroom and WALK IN CLOSET, complete this condo. This condo is in a solid location close to shops, walking/bike paths and includes WATER AND HEAT.**

Inclusions: **N/A**

Property Listed By: **Real Broker**

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