



THE
A-TEAM

**RE/MAX
FIRST**

4512 4 Street #302, Calgary T2K 1A2

MLS®#: **A2153687**

Area: **Highland Park**

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

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential
Apartment
Calgary
1996**

Finished Floor Area

Abv Sqft: **1,034**

Low Sqft:

Ttl Sqft: **1,034**

Double Garage Attached,Tandem

DOM

50

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **3**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Barrel/Cistern(s)**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 14`5"
Dining Room	Main	13`4" x 9`8"
Bedroom	Main	11`5" x 8`4"
4pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	10`0" x 8`8"
Bedroom - Primary	Main	12`6" x 11`0"
3pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$458

Fee Simple
Fee Freq:
Monthly

M-CG d77

Legal Desc: 9610334

Remarks

Pub Rmks: "" OPEN HOUSE: SATURDAY, SEPT 21, 2:00 - 4:00 PM "". Excellent two bed two bath plan, age restricted (+50) Some nice updates including kitchen with island I, appliances, spacious open with large living room, spacious dining area. In suite laundry. Elevator . Attached double garage (tandem) plus one outdoor stall Backs east onto a green space (quiet and serene)

Inclusions: Furniture is negotiable
Property Listed By: Royal LePage Solutions

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



