



THE
A-TEAM

**RE/MAX
FIRST**

488 7 Avenue #301, Calgary T2E 0N2

MLS® #: **A2154586** Area: **Renfrew** Listing Date: **08/01/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned, Parkade**

Finished Floor Area

Abv Sqft: **889**
 Low Sqft:
 Ttl Sqft: **889**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 12`0"
Dining Room	Main	8`9" x 7`10"
Bedroom - Primary	Main	16`5" x 10`0"
3pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`4"
Laundry	Main	8`3" x 5`9"
Bedroom	Main	12`3" x 10`3"
4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$716** Title: **Fee Simple**

Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0713736**

Remarks

Pub Rmks: **Embrace inner-city living just steps from one of Calgary's trendiest restaurant scenes in Renfrew's stylish Exul building, where this spacious condo features quality finishes and a great layout for roommates or a young family. A large open kitchen greets you as you walk through the door, with granite counters, stainless appliances, and plentiful cabinetry. A pantry is a fantastic element you'll love, as is the breakfast bar overlooking the generous dining area. In the living room, a gas fireplace is a cozy focal point in the cool months, while in summer, a large covered balcony is the perfect spot to sit and appreciate the breeze and the sunrise, with mature trees adding lovely dappled shade to the space. The primary bedroom includes dual closets and a full ensuite, complete with a tub. A big second bedroom is on the opposite side of the flat, right next to the well-appointed main bathroom. In-suite laundry and tons of storage are coveted elements in this unit. The Exul building is well-managed, offering an underground parkade with visitor parking and secure bike storage. Just a block away, you can walk to some of the city's hottest eateries like Diner Deluxe and Namó Café Bistro. Parks and green spaces wind throughout the community, providing a serene setting for relaxing walks. Up the hill, the community association and recreation centre have a range of activities and events or head toward the river to enjoy even more amenities in Bridgeland as well as the Bow River Pathway system. You could easily live a walkable lifestyle here, downtown is only two kilometres away, so you can choose to commute by car, by bike, or on foot! Just across the river, another popular entertainment district will encourage you to explore in East Village. Proximity to Memorial Drive, Deerfoot Trail, and 16 Avenue also gives you quick access to visit friends around the city or get out of town. Everything truly is at your doorstep here. See it today!**

Inclusions: **Window coverings**
Property Listed By: **Real Broker**

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