



THE
A-TEAM

**RE/MAX
FIRST**

1000 CENTRE Avenue #115, Calgary T2E 9C7

MLS® #: **A2155062** Area: **Bridgeland/Riverside** Listing Date: **08/03/24** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,014**
Low Sqft:
Ttl Sqft: 1,014

Access:
 Lot Feat: **Garden,Landscaped,Street Lighting**
 Park Feat: **Parkade,Underground**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Courtyard,Garden**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 8`3"
2pc Bathroom	Main	7`0" x 3`0"
Entrance	Main	4`5" x 4`7"
Balcony	Main	4`6" x 1`5"
Laundry	Upper	3`0" x 2`10"
5pc Ensuite bath	Upper	8`0" x 7`10"

Room	Level	Dimensions
Dining Room	Main	7`1" x 9`3"
Living Room	Main	11`3" x 20`2"
Storage	Main	3`0" x 7`0"
Bedroom	Upper	11`1" x 13`6"
4pc Bathroom	Upper	4`11" x 7`11"
Bedroom - Primary	Upper	11`7" x 13`6"

Legal/Tax/Financial

Condo Fee:
\$701

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0611470**

Remarks

Pub Rmks: **Bridgeland/Riverside is a hip neighborhood in YYC that draws people from all walks of life. Amenity-rich from unique stores to trendy restaurants, popular coffee shops and locally made ice cream shops. Not to forget the popular breakfast restaurants and you know what they say, breakfast is the most important meal of the day. Street art brightens residential thoroughfares while the green space provides a great place to picnic with family and friends. This 2 story townhouse makes a great investment property or personal residence and provides a great location close to all the great finds Bridgeland/Riverside has to offer. The inviting central courtyard takes you to the entrance of this bright and well designed townhouse. The two story unit offers a pleasant separation from living space and sleeping quarters. Main floor consists of a large living room with fireplace, spacious kitchen with eating bar, half bath and hidden storage area. A private patio right off the living room is the perfect area to entertain guests and test out your BBQ skills. Take the stairs upstairs to find two spacious bedrooms, one with a 5 piece en-suite and soaker tub. A second full bathroom and laundry room round off the top floor. Call your favorite agent today to view this great property in an amenity rich area.**

Inclusions: **N/A**
Property Listed By: **Power Properties**

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