



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #1405, Calgary T2G 5T7

MLS® #: **A2156281**

Area: **Beltline**

Listing Date: **08/09/24**

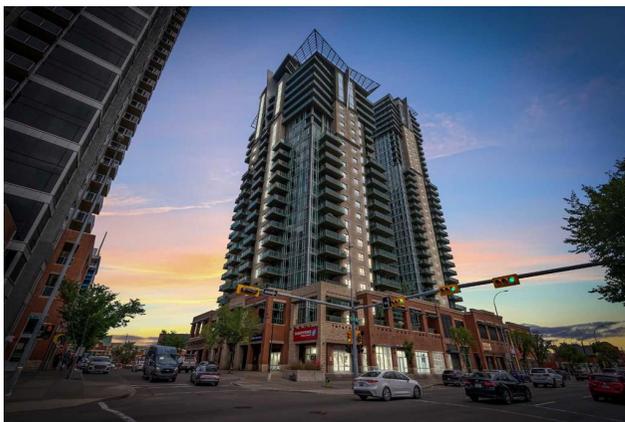
List Price: **\$430,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **820**
Low Sqft:
Ttl Sqft: **820**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`6" x 7`11"	4pc Ensuite bath	Main	5`4" x 7`11"
Bedroom	Main	11`5" x 10`2"	Dining Room	Main	10`11" x 13`6"
Kitchen	Main	12`2" x 9`1"	Living Room	Main	12`6" x 11`11"
Bedroom - Primary	Main	11`2" x 11`0"			

Legal/Tax/Financial

Condo Fee:
\$625

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0611270**

Remarks

Pub Rmks: **Don't miss this opportunity to live in a pristine 2-bedroom, 2-bathroom corner unit condo in a prime downtown location. Perfectly situated near amenities, transport, and restaurants, this property also offers a strong rental appeal and future resale value. The condo features high ceilings, natural light, contemporary finishes, a stylish kitchen with quartz countertops, and a spacious breakfast bar. The private layout includes a walk-through closet and a 4-piece bathroom in the primary bedroom, with a second bedroom on the opposite side for added privacy. It also includes an in-unit laundry room and one secure underground parking stall. This condo is not only a great investment but also a fantastic place to live, with easy access to public transport, highways, and cycling paths, plus a vibrant neighborhood with dining, cafes, shops, and entertainment. In a thriving area with rising property values, this condo offers both an ideal urban lifestyle and solid growth potential. Schedule a viewing today to secure this exceptional property.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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