



THE
A-TEAM

**RE/MAX
FIRST**

643 4 Avenue #21, Calgary T2E 0J9

MLS® #: **A2156643** Area: **Bridgeland/Riverside** Listing Date: **08/09/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,089**
 Low Sqft:
 Ttl Sqft: **1,089**

DOM

40
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed**
 Flooring: **Laminate,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	6`11" x 6`1"	Living Room	Second	17`3" x 11`4"
Bedroom	Third	11`1" x 7`10"	Kitchen With Eating Area	Second	13`5" x 10`4"
Office	Third	9`2" x 8`11"	Bedroom - Primary	Third	13`5" x 8`11"
4pc Bathroom	Third	6`1" x 9`9"	Laundry	Main	10`10" x 5`4"

Legal/Tax/Financial

Condo Fee: **\$238** Title: **Fee Simple** Zoning: **M-CG d111**

Fee Freq: **Monthly**

Legal Desc: **7710421**

Remarks

Pub Rmks: **Bridgeland ,2 Bedroon Plus Office/Computer Room , Fully Renovated Townhome With Attached Garage.Walk to Downtown ,The Zoo & River Pathways. Bright Open Floor Plan ,South Views.Low Taxes & Condo Fees. New Kitchen & Bathrooms, New Appliances & Flooring ,New Garage Door. Unit Faces 600 Block of 3 RD Ave ,Cul de Sac,**

Inclusions: **Remote Controll**
 Property Listed By: **Houston Realty.ca**

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