



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**431 1 Avenue #202, Calgary T2E0B3**

MLS®#: **A2156726**      Area: **Crescent Heights**      Listing Date: **08/12/24**      List Price: **\$229,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 30-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1982**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **712**  
 Low Sqft:  
 Ttl Sqft: **712**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Granite Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Balcony</b>	<b>Main</b>	<b>9' 5" x 5' 3"</b>	<b>Living Room</b>	<b>Main</b>	<b>9' 10" x 17' 7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7' 2" x 8' 4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8' 4" x 7' 8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 7' 5"</b>	<b>Laundry</b>	<b>Main</b>	<b>4' 9" x 5' 9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8' 0" x 9' 4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8' 11" x 11' 9"</b>

Legal/Tax/Financial

Condo Fee: **\$652**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0012750**

Remarks

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Pub Rmks: **Welcome to Crescent Heights, which is within walking distance of the downtown core. This 2-bedroom condominium's value is its location. When you enter the unit, you will be welcomed by a good-sized closet on the right and a kitchen on the left. Two bedrooms are up ahead. A huge living room looks over the front of the building, and there is a balcony for relaxing. Laundry is also in the unit. Freshly painted and professionally cleaned, it is perfect for the new family or investor.**

Inclusions: **n/a**

Property Listed By: **Royal LePage Benchmark**

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