

1507 CENTRE A Street #215, Calgary T2E 2Z8

MLS®#: **A2156913** Area: **Crescent Heights** Listing Date: **08/14/24** List Price: **\$316,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **746**
 Low Sqft:
 Ttl Sqft: **746**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Concrete,Stucco**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
Stacked,Window Coverings

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 11`4"	Kitchen	Main	11`7" x 11`2"
Bedroom - Primary	Main	12`2" x 10`8"	Bedroom	Main	11`1" x 9`1"
4pc Ensuite bath	Main	8`2" x 5`0"	4pc Bathroom	Main	8`4" x 8`2"
Balcony	Main	16`2" x 10`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$555

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0210342

Remarks

Pub Rmks: **Welcome to Madison Court**CONCRETE BUILDING**MOVE IN READY!! NEW PAINT, NEW FLOORING & NEW CURTAINS. Located in the popular Community of Crescent Heights, centrally located off Centre Street and mins commute to DOWNTOWN. This gorgeous 2 bedroom and 2 full bath apartment unit is perfect for the first time home buyer or investor. Great location on the second floor with a large EAST FACING covered balcony. Open concept floor plan with 9 ft ceiling- the kitchen features maple wood cabinets, built-in pantry, granite counter tops, with ample cabinet space that flows into the dining room, creating an ideal space for entertaining friends and family. The inviting living room features a corner gas fireplace, and door leading to a huge covered balcony, connecting to the court yard and common area for your outdoor enjoyment. Two bedrooms, each with its own bathroom, are separated by a living room for extra privacy. The Master Bedroom features a walk-through closet to a private 4-pc en-suite. Convenient in suite laundry/ stacked washer/dryer included. Additionally, there is a second bedroom that provides versatility, whether it be for guests, a home office, or hobby space. The second 4-piece full bathroom completes this unit. This beautiful unit comes with one titled parking, the building also has two elevators, a fitness facility on the second floor and heated visitor parking stalls. Great value and convenient location. Close to all amenities, restaurants, banks, shopping, transit. Book your private viewing today!**

Inclusions: None

Property Listed By: RE/MAX Realty Professionals

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









