

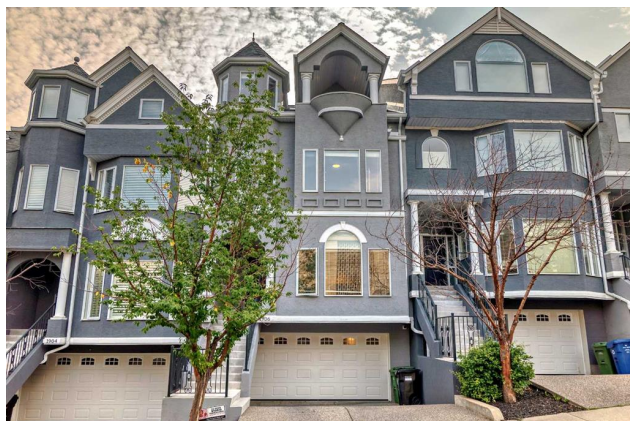


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1906 12 Street, Calgary T2T 3N2**

MLS®#: **A2158041**      Area: **Lower Mount Royal**      Listing Date: **08/16/24**      List Price: **\$899,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$51k, 08-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,924**  
 Low Sqft:  
 Ttl Sqft: **1,924**

DOM  
**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **City Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Rear,Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **High Efficiency,Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Jetted Tub,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 17`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 13`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 11`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 14`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`2" x 6`7"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 9`0"</b>
<b>Loft</b>	<b>Third</b>	<b>17`6" x 21`1"</b>	<b>Laundry</b>	<b>Lower</b>	<b>10`9" x 6`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>6`1" x 6`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$508**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9612294**

Remarks

Pub Rmks: **Are you a professional single or couple?..... Do you need an extra LOFT space for a home OFFICE FITNESS area, or art STUDIO, complete with custom BUILT-IN desks and storage? Do you dream of living in an EXECUTIVE neighborhood with multi-million-dollar homes up the street? Do you desire a fully renovated, high-end CUSTOM home featuring exquisite details like CUSTOM cabinetry, hidden FLAT-PANEL fridges, a sleek MAGNETIC GLASS fireplace, INDUCTION cooktop, coffee bar, and a stunning stone island? Do you envision yourself in a home with TWO expansive PRIMARY bedrooms, each with a luxurious ENSUITE'S. Do DUAL sinks and MASSIVE SHOWERS come to mind? Do you deserve the comfort of DUAL FURNACES and AIR CONDITIONING for year-round climate control? Do you like to scrape ice off your car in the winter NO ? Then park in the large DOUBLE attached garage. Do you want to enjoy the convenience of walking to local RESTAURANTS, bars, and amenities? Do you value the convenience of CONDO LIVING with NO EXTERIOR MAINTENANCE, allowing you to LOCK and LEAVE whenever you travel? Do you deserve to live this inner-city executive lifestyle, just a short walk from downtown. YES ?? WELL, this should be your new home. We can not list of the amazing features here. Call your favorite Realtor with an eye for detail to view this home for yourself. (Click on the website link for more details)**

Inclusions: **Built in Coffee system in Kitchen, Curved Samsung tv in Living room**

Property Listed By: **CIR Realty**

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