



THE A-TEAM

RE/MAX FIRST

201 20 Avenue #301, Calgary T2E 1R1

MLS@#: A2158555 Area: Tuxedo Park Listing Date: 08/17/24 List Price: \$435,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2012

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Underground

Finished Floor Area

Abv Sqft: 977
Low Sqft:
Ttl Sqft: 977

DOM

32
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: In Floor
Sewer:
Ext Feat: Balcony

Construction: Stone,Stucco,Wood Frame
Flooring: Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Refrigerator,Washer
Int Feat: Breakfast Bar,Kitchen Island,No Smoking Home,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Balcony, Bedroom, Kitchen, Living Room, Walk-In Closet, 4pc Ensuite bath, and Bedroom - Primary with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$768

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1213478**

Remarks

Pub Rmks: **RARE 3 BEDROOM CONDO, 2 FULL BATHS, TOP FLOOR, END UNIT, UNDERGROUND PARKING, WITH HIGH END FINISHINGS, IN AN AMAZING LOCATION! Additional features of this rare find includes heated Luxury Vinyl Plank floors, wonderfully appointed kitchen with high end finishings and appliances, oversized windows, 9 foot ceilings, tons of storage, huge balcony pushed out from the building for privacy, oversized secure and underground parking, open but functional layout, all in a quite well maintained building. The location is amazing, as you are a 5 minute walk to Italian Markets, grocery, and a 20 minute walk to downtown. You also have Confederation Park close by, as well as Fox Hollow, for those outdoor enthusiasts. Very walkable as well as a short drive to all the major arteries to quickly get around or out of the City. Book your showing today!**

Inclusions:
Property Listed By: **n/a**
Real Estate Professionals Inc.

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