

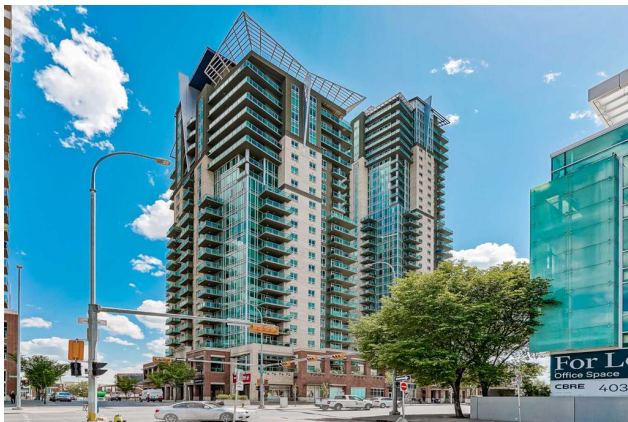


THE A-TEAM

RE/MAX FIRST

1410 1 Street #705, Calgary T2G 5T7

MLS® #: A2158721 Area: Beltline Listing: 08/19/24 List Price: \$400,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2008

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Secured, Titled

Finished Floor Area

Abv Sqft: 833
Low Sqft:
Ttl Sqft: 833

DOM

30

Layout

Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line

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

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, Bedroom, and Laundry.

Legal/Tax/Financial

Condo Fee: \$630 Title: Fee Simple Zoning: DC (pre 1P2007)

Fee Freq:  
**Monthly**

Legal Desc: **0611270**

Remarks

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Pub Rmks: **Investors & first time homebuyers alert!! Seize the chance to invest in this immaculate 2-bedroom, 2-bathroom CORNER UNIT condo, ideally situated close to amenities, transport, restaurants, and much more. Located in a prime downtown spot, this unit is perfectly positioned for both renters and future resale value. Currently leased as a short-term rental that is fully furnished - this property is a truly turnkey investment. The open-concept living and dining space boasts high ceilings, abundant natural light, and sleek contemporary finishes, creating an inviting atmosphere. The kitchen is equipped with quartz countertops, ample cabinet space, and a good-sized breakfast bar, making it both functional and stylish. The primary bedroom features a walk-through closet that opens into a 4-piece bathroom. The second bedroom, located on the opposite side of the unit, ensures privacy and comfort for all occupants. For added convenience, a laundry room is located within the unit. One secure UNDERGROUND PARKING STALL is included, providing peace of mind for residents. This condo offers easy commuting options, being steps away from public transportation, major highways, and cycling paths. The surrounding area features an array of dining options, trendy cafes, boutique shops, and entertainment venues, offering an unparalleled urban lifestyle that attracts renters. The continuous development and growth in the downtown area, especially in East Village with the new arena development and convention center, reinforce a solid return on investment, with property values set to rise. Don't miss this exceptional opportunity in one of the most sought-after downtown locations.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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