



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #906, Calgary T2P 5G8

MLS® #: **A2159934** Area: **Eau Claire** Listing Date: **08/31/24** List Price: **\$988,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Finished Floor Area

Abv Sqft: **962**
 Low Sqft:
 Ttl Sqft: **962**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Tandem,Underground**

Utilities and Features

Roof: **Concrete,Green Roof,Membrane,Tar/Gravel**
 Heating: **Central,Fan Coil,In Floor,Fireplace(s)**
 Sewer:
 Ext Feat: **Awning(s),Built-in Barbecue,Fire Pit,Garden,Lighting,Misting System,Outdoor Grill**

Construction: **Aluminum Siding ,Concrete,Metal Frame,Stone**
 Flooring: **Hardwood,Marble**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Elevator,High Ceilings,Jetted Tub,Low Flow Plumbing Fixtures,No Smoking Home,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14` 8" x 15` 10"	Dining Room	Main	7` 2" x 15` 10"
Kitchen	Main	8` 4" x 9` 3"	Bedroom - Primary	Main	11` 4" x 12` 8"
Bedroom	Main	8` 8" x 10` 7"	5pc Ensuite bath	Main	8` 4" x 8` 11"
4pc Bathroom	Main	9` 4" x 6` 2"	Walk-In Closet	Main	7` 6" x 7` 2"











