

1410 1 Street #709, Calgary T2G 5T7

MLS® #: **A2161045** Area: **Beltline** Listing Date: **08/29/24** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **672**
 Low Sqft:
 Ttl Sqft: **672**

DOM

20
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Central**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, Stone Counters, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`4"	Bedroom - Primary	Main	10`7" x 11`9"
Dining Room	Main	13`7" x 4`6"	Foyer	Main	7`11" x 7`2"
Kitchen	Main	8`5" x 9`5"	Living Room	Main	11`7" x 12`2"

Legal/Tax/Financial

Condo Fee: **\$529** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: **0611270**

Remarks

Pub Rmks: **One Bedroom and Large Den with TWO TITLED UNDERGROUND HEATED PARKING STALLS (valued at over \$20K each by the City of Calgary) & Storage Locker! Located steps to the Stampede LRT Station and a short walk to Downtown, 17th Ave, Mission, Stephen Avenue, Calgary Stampede Grounds, the Saddledome, and some of the best restaurants/recreational spots in the Calgary Downtown Core. The Kitchen features Granite Counters, Stainless Steel Appliances, Brand New Air Fryer Samsung Range, Full Length Cabinetry alongside Larger Dual Sink with Garburator. There's a ceiling mounted projector with switch and a massive mechanised 11'x9' projection screen - perfect for watching movies or sports. The Bathroom comes well equipped with tub to ceiling tiling, Granite Countertops and Jacuzzi Soaker Jet Tub. The unit also comes with Central Air Conditioning to keep you cool in the summer. The Bedroom is a generous size which features a walk-thru closet to the bedroom. You can even enjoy BBQs with your no hassle Gas Hookup on the balcony. The building amenities include an Exercise Room, Hot Tub, Sauna, Theatre & Games Room and 2nd Floor Rooftop Patio.**

Inclusions: **Projection Screen, Projector**

Property Listed By: **CIR Realty**

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