

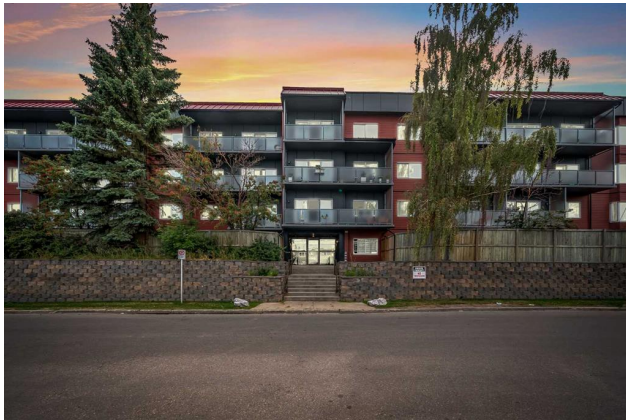


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 GARRY Crescent #213, Calgary T2K 5X1**

MLS® #: **A2161258**      Area: **Greenview**      Listing Date: **08/30/24**      List Price: **\$229,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$29k, 19-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **710**  
 Low Sqft:  
 Ttl Sqft: **710**

DOM

**82**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete, Metal Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
 Int Feat: **No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 16`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 12`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>6`7" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 18`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$584**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Legal Desc:

8211497

Monthly

Remarks

Pub Rmks:

**We are pleased to present a newly renovated (brand new appliances, fresh paint, brand new flooring, washroom redone), highly affordable one-bedroom apartment in a prime location. This property offers an excellent opportunity for first-time homebuyers or investors, so act quickly to seize this chance. The unit features a spacious open living area with a fireplace, a separate dining room, a well-appointed kitchen, a generously sized bedroom, and a four-piece bathroom. Additionally, the apartment includes a sizable balcony and a storage closet for your convenience. The condo fees are reasonable, and the building has undergone substantial upgrades over the past five years. We invite you to visit and explore this exceptional property.**

Inclusions:

N/A

Property Listed By:

eXp Realty

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



