



THE
A-TEAM

**RE/MAX
FIRST**

19645 48 Street, Calgary T3M 3T9

MLS® #: **A2161314**

Area: **Seton**

Listing Date: **09/17/24**

List Price: **\$259,700**

Status: **Active**

County: **Calgary**

Change: **-\$100, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **488**
Low Sqft:
Ttl Sqft: **488**

DOM

64

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Slab**

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

Room Information

Room	Level	Dimensions
Living Room	Main	11`5" x 10`0"
Laundry	Main	6`7" x 3`10"
Bedroom - Primary	Main	11`0" x 9`4"

Room	Level	Dimensions
Kitchen	Main	9`9" x 9`3"
Furnace/Utility Room	Main	3`10" x 3`0"
4pc Bathroom	Main	8`7" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$128

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **2310304**

Remarks

Pub Rmks: **State of the Art" very beautiful, cozy property. 1 bedroom & 1 bathroom. In unit laundry, furnace & Hot Water Tank. 1 modern kitchen. Attached 1 assigned parking. 3-piece bathroom, large living area. Prominent location close to YMCA, Seton Health Campus/Hospital, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of future school, play grounds, shopping complex, Calgary International airport, shopping malls, retail centers, downtown and many more. Plenty of windows creating a bright and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer/fall-winter days. Beautiful kitchen with good cabinets and stainless-steel appliances. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids. Come on in and experience yourself, "WARM WELCOME"!!!!**

Inclusions: n/a
Property Listed By: **SkaiRise Realty**

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







