

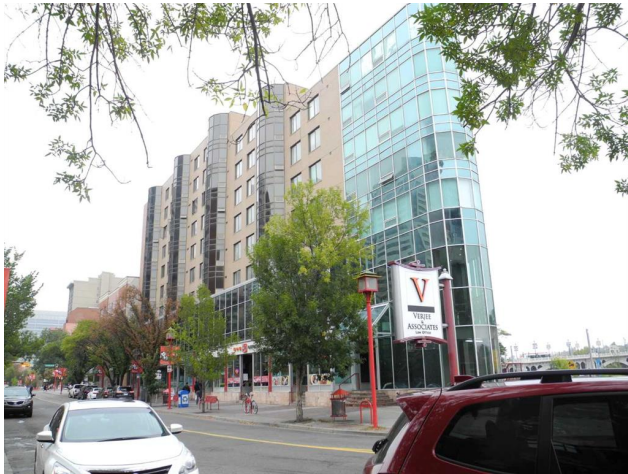


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 2 Avenue #703, Calgary T2G 5J5**

MLS® #: **A2161585**      Area: **Chinatown**      Listing Date: **08/30/24**      List Price: **\$249,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1990**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Off Street**  
 Park Feat:

Finished Floor Area

Abv Sqft: **745**  
 Low Sqft:  
 Ttl Sqft: **745**

DOM

**122**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Baseboard,Electric**      Construction: **Brick,Concrete**  
 Heating: **Baseboard,Electric**      Flooring: **Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None,Other**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 18`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 7`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>10`0" x 4`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 4`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`2" x 4`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`2" x 3`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$549**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **9012335**

Remarks

Pub Rmks: **Open house: Oct. 12, Sat. 1:30-2:30\*\*\*\*\*There's no parking stall for this unit,\*\*\*\*\*Back to market\*\*\*\*\*This beautiful unit has been totally renovated 3 years ago. It offers 745 sf, two bedrooms, 1.5 bath. Large living room with bay window and stunning downtown view. Remodelled kitchen with stainless steel appliances, granite counter top, central island and extra cup board. Both bathrooms also boast granite counter top, and one of them with standing show tiled from top to bottom. All appliances in the kitchen are 3 yrs old, and dishwasher, oven and hood fan have never been used. In unit laundry room. excellent location. Minute away to Bow River, Princess island park, grocery stores, shops, restaurants, banks, buses, city train,,, Quick possession day is available.**

Inclusions:  
Property Listed By: **N/A**  
**Grand Realty**

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









