



THE
A-TEAM

**RE/MAX
FIRST**

1022 16 Avenue #802, Calgary T2M 0K5

MLS® #: **A2161617** Area: **Mount Pleasant** Listing Date: **08/29/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Finished Floor Area

Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Covered,Off Street,Stall**

Utilities and Features

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

Construction: **Metal Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`6"	Bedroom - Primary	Main	13`5" x 11`8"
Kitchen	Main	15`10" x 10`10"	Bedroom	Main	11`6" x 10`11"
4pc Bathroom	Main	0`9" x 8`5"	Laundry	Main	6`7" x 3`10"

Legal/Tax/Financial

Condo Fee: **\$640** Title: **Fee Simple** Zoning: **C-COR1 f5.0h38**
 Fee Freq: **Monthly**

Legal Desc: **0614581**

Remarks

Pub Rmks: **This exceptional 2-bedroom unit features breathtaking views of the Rocky Mountains and the downtown core, all from the comfort of your own couch. This top-floor gem boasts stainless steel appliances, laminate flooring, dark cabinets, NEW in-suite laundry, a large balcony, granite countertops, and expansive windows that flood the space with natural light with its south face views. Enjoy the convenience of a short walk to SAIT, minutes to U of C, and easy access to all that Kensington and Calgary's city center have to offer. This opportunity is perfect for first-time homeowners and offers outstanding investment potential, all at an affordable price. Call today for your private viewing!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Realty Professionals**

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