



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #1402, Calgary t2P0V2

MLS® #: **A2162274**

Area: **Downtown
Commercial Core**

Listing Date: **09/04/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **697**
Low Sqft:
Ttl Sqft: **697**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

14

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Fan Coil,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 9`0"
Living Room	Main	16`6" x 12`6"
Balcony	Main	10`0" x 9`4"
4pc Bathroom	Main	9`0" x 5`6"

Room	Level	Dimensions
Dining Room	Main	12`6" x 8`6"
Laundry	Main	6`0" x 4`0"
Bedroom - Primary	Main	10`6" x 9`4"

Legal/Tax/Financial

Condo Fee: \$663	Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
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Legal Desc: **1011382**

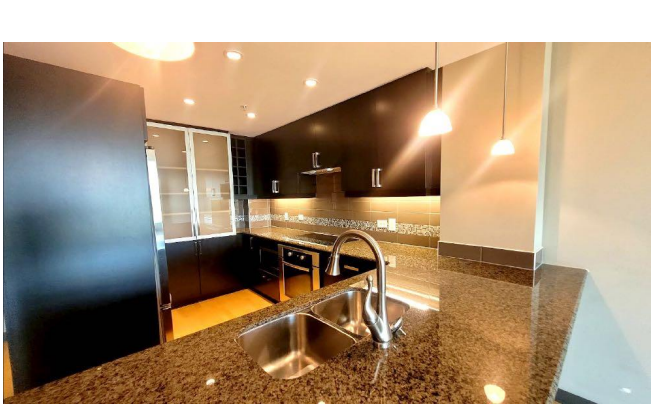
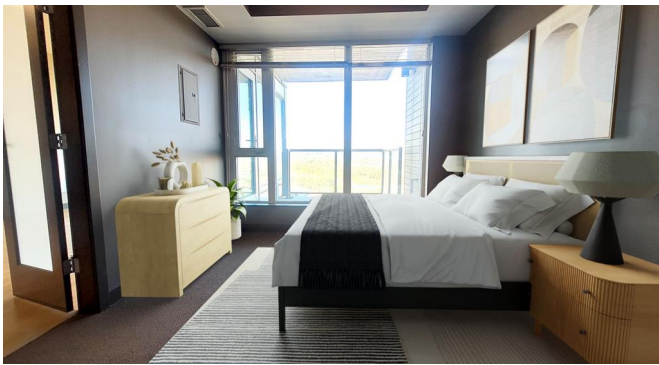
Remarks

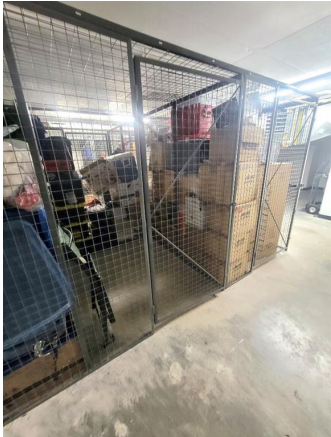
Pub Rmks: **Amazing river views, IN A GREAT LOCATION Spacious 697 sq.ft. one bed, one bath, West facing unit on the 14th floor with amazing views. This building is adjacent to the Bow River & its scenic pathway system. This unit boasts a large kitchen and living space. The pantry in the kitchen will be a great source of kitchen storage. Granite counter tops and stainless steel appliances are great kitchen upgrades. Lots of room for a dining table and a good size living room set up in front of fireplace. The main living space is bathed in natural light, thanks to floor-to-ceiling windows. The west facing balcony is off the living room and has a gas hook up and amazing views. The good sized four piece washroom has entrances from bedroom and main living space. Additional features include one titled underground parking stall. Building amenities enhance your lifestyle with visitor underground parking, an exercise room, & concierge service. Experience the perfect blend of luxury & convenience in this prime downtown location. Some photos shown are virtually staged**

Inclusions: **none**
Property Listed By: **Real Broker**

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

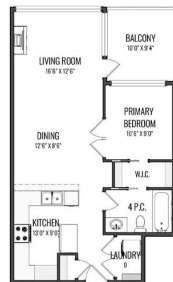






1402 888 4th Ave SW, Calgary, AB
MAIN: 807.34.5678 / 64.76 m2
INGESTION: 807.34.5678 / 64.76 m2

CONVENTIONAL CONDO
*SEE REAL ESTATE BROKER'S LISTING FOR FURTHER DETAILS



MAIN FLOOR PLAN

