1820 9 Street #102, Calgary T2T3C3

MLS®#:	**A2162344**	Area:	**Lower Mount Royal**	Listing Date:	**09/03/24**	List Price:	**$189,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$8k, 07-Nov**	Association:	**Fort McMurray**

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

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Stall**

Finished Floor Area
Abv Sqft: **475**
Low Sqft:
Ttl Sqft: **475**

DOM
78

Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Concrete
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	**Main**	**13`1" x 88`9"**	**4pc Bathroom**	**Main**	**4`8" x 6`8"**
Kitchen	**Main**	**16`1" x 8`0"**	**Living Room**	**Main**	**17`1" x 11`3"**

Legal/Tax/Financial

Condo Fee:
$486

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-2

Legal Desc: 0812203

Remarks

Pub Rmks:	**This apartment is situated near Downtown and is only one block to the trendy 17 Ave and allows you to take 20 minutes walk to the Downtown core. It is 6 minutes away from Western Canada High School walking, 15 minutes to Stampede ground. The building was renovated in 2017, newer plumbing, electrical wires, cabinet, countertop, newer appliances, newer balcony. From vinyl flooring, white cabinet and granite counter top, Stainless steel appliances, small size dishwasher. It's easy to add a wall and a door in living room to make another room. One free assigned parking stall, this is all you would need for a single or couple. This building allows short term rentals, there are no units underneath, so you won't disturb others even footsteps, this building is on the quiet street. It can be rented it out at a good rent as well. This unit is owned by condominium corporation.**
Inclusions:	**NONE**
Property Listed By:	**First Place Realty**

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