



THE
A-TEAM

**RE/MAX
FIRST**

323 18 Avenue #104, Calgary T2S 0C4

MLS® #: **A2162415**

Area: **Mission**

Listing Date: **09/05/24**

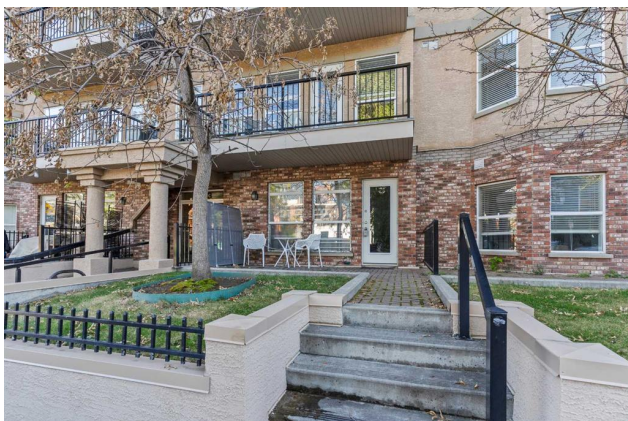
List Price: **\$280,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **456**
Low Sqft:
Ttl Sqft: **456**

DOM

13
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Underground

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

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

Room Information

Room Level Dimensions
4pc Bathroom **Main** **6`3" x 8`0"**
Kitchen **Main** **7`2" x 10`6"**

Room Level Dimensions
Bedroom **Main** **8`9" x 9`10"**
Living Room **Main** **12`0" x 11`8"**

Legal/Tax/Financial

Condo Fee:
\$445

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

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

Legal Desc: 0414592

Remarks

Pub Rmks: **This is urban living at its best! This is for the person who desires a combination of modern space, urban lifestyle, location & affordability! UPGRADED SUITE! The kitchen is emphasized with dark espresso coloured cabinets, designer subway tile backsplash, with a centre island. The living room is open & a french door to your large private patio - perfect for your morning coffee, after work drinks or BBQ with friends! The bedroom has custom smoked glass sliding doors - a very modern touch! The bathroom is modern and new with upgraded tile, cabinets and quartz. Loads of light & a very open space plan! In-suite washer & dryer secured underground parking & additional storage included. Sought after location only steps to trendy 17th Avenue and 4th St!**

Inclusions: None
Property Listed By: CIR Realty

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





