



THE
A-TEAM

**RE/MAX
FIRST**

3450 19 Street #406, Calgary T2T 6V7

MLS®#: **A2162740**

Area: **South Calgary**

Listing Date: **09/11/24**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,161**

Low Sqft:

Ttl Sqft: **1,161**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

DOM

8

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Multi Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Stucco, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, High Ceilings, See Remarks, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`11" x 9`0"
Dining Room	Main	11`6" x 7`1"
Walk-In Closet	Main	7`5" x 6`10"
Storage	Main	8`2" x 6`6"
Bedroom - Primary	Second	10`10" x 10`0"
4pc Ensuite bath	Second	10`6" x 8`0"
Balcony	Main	8`8" x 8`0"

Room	Level	Dimensions
Living Room	Main	11`9" x 11`6"
Bedroom	Main	14`4" x 18`10"
4pc Bathroom	Main	8`6" x 4`11"
Laundry	Main	8`10" x 3`4"
Walk-In Closet	Second	7`2" x 6`1"
Den	Second	10`5" x 6`1"

Condo Fee:
\$825

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1810614**

Remarks

Pub Rmks: **Imagine living in the heart of Marda Loop, where everything you need is just steps away. This top-floor, multi-level penthouse condo offers a perfect blend of luxury and convenience. The moment you walk in, you're greeted by an open, light-filled space with gleaming laminate floors. The chef's kitchen is open to above and features white quartz countertops, two-toned cabinetry, and stainless steel appliances, including a gas range. It flows seamlessly into the dining and living areas, and a private balcony—perfect for entertaining. The second bedroom, with its own walk-through closet and bathroom, is perfect for guests or as a home office/den. Upstairs, the primary bedroom is a true retreat, featuring a walk-in closet and a spa-like ensuite bathroom. A flexible loft space, ideal for a home office or gym, and a spacious rooftop patio with stunning views to the south add to the condo's appeal. With titled underground parking and additional storage, this condo offers everything you need for stylish, convenient living in one of Calgary's most vibrant neighbourhoods. Don't miss out on this exceptional opportunity, click on media for the video and book a private showing today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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















