



THE
A-TEAM

**RE/MAX
FIRST**

208 HOLY CROSS Lane #316, Calgary T2S 3G3

MLS® #: **A2162741**

Area: **Mission**

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

List Price: **\$449,000**

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: **866**
Low Sqft:
Ttl Sqft: **866**

DOM

14
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Street Lighting,See Remarks**
Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Wood Frame**
Flooring: **Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Perimeter Wall,Poured Concrete**

Kitchen Appl: **Electric Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Wall/Window Air Conditioner,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 7`0"
Living Room	Main	13`6" x 11`1"
Balcony	Main	9`4" x 4`7"
Bedroom - Primary	Main	12`5" x 11`0"
2pc Bathroom	Main	5`0" x 4`9"

Room	Level	Dimensions
Dining Room	Main	10`2" x 8`2"
Laundry	Main	3`0" x 2`7"
Foyer	Main	13`10" x 5`4"
Bedroom	Main	8`2" x 8`0"
4pc Ensuite bath	Main	8`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$618

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0413805**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Experience luxury living in this beautifully renovated 2-bedroom, 1.5-bath condo, where urban convenience meets serene riverfront tranquility. Enjoy easy access to downtown and the vibrant 17 Avenue and 4 Street area, while also benefiting from a peaceful riverfront setting with nearby parks and scenic paths. The south and west-facing windows fill the condo with natural light, creating a warm, inviting atmosphere. The open-plan living and dining areas are ideal for relaxation and entertaining. Stay cool with the energy efficient AC unit or enjoy fresh air from the south-facing patio, with a hidden screen door keeping the bugs away. Featuring new energy-efficient appliances, sleek quartz countertops, and a spacious pantry, the kitchen is integrated with the living area, making it perfect for hosting. The spacious master comfortably fits a king bed, and the walk-in closet's adjustable shelves provide flexibility. The second bedroom offers a cozy space for guests or can be used as a home office. A third versatile room can be used for an office, storage, or as another usable space. Additional storage is available in the large front hall and linen closets. Enjoy secure underground parking with extra visitor spaces. This condo is more than a home — it's a lifestyle choice.**

Inclusions: **n/a**
Property Listed By: **Easy List Realty**

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