



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2011 UNIVERSITY Drive #505, Calgary T2N 4T4**

MLS® #: **A2162992**      Area: **University Heights**      Listing Date: **09/04/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **919**  
 Low Sqft:  
 Ttl Sqft: **919**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Playground**  
 Construction: **Concrete,Stucco**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`4" x 5`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 8`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`3" x 4`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 8`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`7" x 6`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 18`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 16`4"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$747**

**Fee Simple**

**M-H2**

Fee Freq:

**Monthly**

Legal Desc: **9012444**

Remarks

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Pub Rmks: **Prime location! 5 minutes walk to University of Calgary. Close to the C-Train station, Foothills Hospital, Children hospital, Sait, Market Mall, Landmark Cinemas, McMahon Stadium and is 10 minutes drive to downtown. Public transportation is at the front of the building. This unit is located on the 5th floor of the concrete building. Over 900 sq. ft. this nome offers a large living room with patio door leading to a private balcony with views of McMahon Stadium, Foothills athletic park & downtown skyline view. A galley kitchen with full package of appliances. Spacious 2 bedrooms with walk in closets. Master bedroom has a 4 pc ensuite. In suite laundry room with storage area. Heated underground parking stall (15). \$0.81/ sq ft of condo fee includes sewer, water, heat, trash, professional management, insurance, underground parking, exterior maintenance and reserve fund contribution. The building has a healthy reserve fund asset. Tenant occupied. Need at least 24 hours notice for viewing.**

Inclusions: **N/A**  
Property Listed By: **Grand Realty**

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