

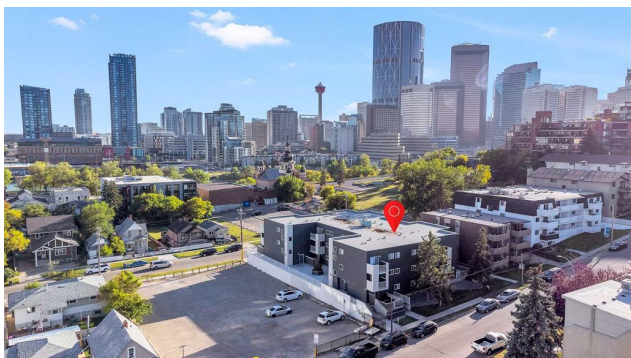


THE
A-TEAM

**RE/MAX
FIRST**

431 1 Avenue #203, Calgary T3A 0X9

MLS® #: **A2163802** Area: **Crescent Heights** Listing Date: **09/07/24** List Price: **\$189,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **697**
 Low Sqft:
 Ttl Sqft: **697**

DOM

74
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 9`10"	Kitchen	Main	9`2" x 6`4"
Dining Room	Main	7`4" x 6`11"	Bedroom	Main	11`10" x 9`0"
Bedroom	Main	9`5" x 7`8"	Laundry	Main	6`9" x 5`1"
Balcony	Main	9`9" x 5`2"	4pc Bathroom	Main	8`0" x 5`5"

Legal/Tax/Financial

Condo Fee: **\$633** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc:

0012750

Remarks

Pub Rmks:

Only 2 BED UNDER 190K in Calgary! This 2 bedroom, 1 bathroom condo with U/G Parking & in-suite laundry hookups! Best Value in the City and Cheaper than renting or rent it out for cashflow! Located in the prestigious neighborhood of Crescent Heights, complete with a titled underground parking spot. The open-concept design effortlessly unites the living, dining, and kitchen areas, creating a welcoming space that extends out to a balcony—perfect for barbecues and outdoor enjoyment. The kitchen is equipped with tile countertops and plenty of cabinet space. Both bedrooms are well-sized, complemented by a large 4-piece bathroom. There is also a large storage room with Washing Machine Hook Ups in the unit for you to add your own laundry machine. Located in the lively community of Crescent Heights, this condo is within walking distance to trendy cafes, restaurants, boutique shops, and essential amenities. Residents can also enjoy nearby parks, green spaces, and bike paths, enhancing the appeal of urban living. With quick access to downtown Calgary, SAIT, Zoo and Deerfoot Trail, this condo is ideally situated for those seeking a contemporary lifestyle in a prime urban setting a short walk to the vibrant communities of Bridgeland & East Village making this property very easy to Rent Out or Live-in!

Inclusions:

N/A

Property Listed By:

2% Realty

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







