



THE
A-TEAM

**RE/MAX
FIRST**

1732 9A Street #405, Calgary T2T 3E6

MLS® #: **A2164306**

Area: **Lower Mount Royal**

Listing Date: **09/12/24**

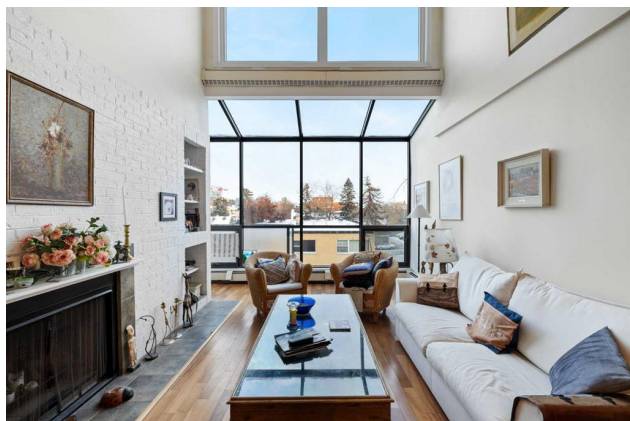
List Price: **\$489,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,205**
Low Sqft:
Ttl Sqft: **1,205**

DOM

7

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Utilities and Features

Roof: **Asphalt, Tar/Gravel**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Vinyl Siding**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recreation Facilities, Skylight(s), Soaking Tub, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`9" x 7`8"
Foyer	Main	8`5" x 7`0"
Living Room	Main	13`9" x 17`9"
3pc Bathroom	Second	11`0" x 7`7"
Storage	Second	11`0" x 10`5"

Room	Level	Dimensions
Dining Room	Main	13`6" x 7`0"
Kitchen	Main	9`2" x 7`5"
Bedroom - Primary	Main	10`11" x 17`9"
Loft	Second	13`6" x 21`0"

Legal/Tax/Financial

Condo Fee:
\$998

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8110823**

Remarks

Pub Rmks: **Welcome to unit 405 in Chelsea Terrace, a large executive penthouse in the stylish neighbourhood of Lower Mount Royal. Located down a quiet street, yet steps away from trendy 17th Ave. This bright and airy 2-level loft unit flows with an immense 1200+ sqft on the top floor. The soaring ceiling, HUGE windows and expansive decks add a feeling of bright, open, airy elegance. This 2-level unit features a bedroom, kitchen, dining room, two bathrooms and two private living quarters. Step out to the spacious deck from both living room and main floor bedroom. Your west facing rooftop patio is located off the upper landing and has a ton of room for entertaining. Imagine summer nights watching the sunset with friends and family while enjoying a glass of wine. The living room features a wood burning fireplace, the perfect spot to cozy up on a cold winter night! In-suite laundry, underground parking and bike room. Chelsea Terrace is a boutique low-rise CONCRETE building that is very well managed. The perfect area for a stroll to a wide variety of bistros, boutiques and services. Quick and easy access to the nearby downtown core. The amount of additional storage this condo provides is very rare, including a large storage room on the back patio. Your urban lifestyle awaits!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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



