



THE
A-TEAM

**RE/MAX
FIRST**

2308 CENTRE Street #304, Calgary T2E 2T7

MLS®#: **A2164357** Area: **Tuxedo Park** Listing Date: **09/08/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **687**
 Low Sqft:
 Ttl Sqft: **687**

DOM

86
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`3" x 13`0"	Living Room	Main	13`6" x 11`5"
Bedroom - Primary	Main	16`3" x 10`3"	4pc Ensuite bath	Main	9`3" x 6`0"
Bedroom	Main	11`3" x 8`8"	4pc Bathroom	Main	8`6" x 6`2"
Laundry	Main	2`11" x 2`10"			

Legal/Tax/Financial

Condo Fee: **\$493** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

1612867

Fee Freq:
Monthly

Remarks

Pub Rmks:

ULTIMATE CONVENIENCE | PERFECT FOR A FIRST TIME BUYER OR INVESTOR | PRIVATE APARTMENT IN TUXEDO PARK | If you're looking for an affordable option in the desirable community of TUXEDO PARK, look no further! This gorgeous 2 bedroom / 2 bath apartment provides the PERFECT opportunity to call it your first home, or low-maintenance investment property. Situated right off Centre Street (North), this unit has been meticulously renovated with a clean finish, featuring custom cabinetry, quartz countertops, upgraded appliances in the kitchen, LVP flooring throughout to keep dust and dander to a minimum, and quartz and vanity upgrades in the well-appointed bathrooms - all MOVE-IN READY! A large enclosed balcony provides privacy off Centre Street, and even comes with 1 SECURE UNDERGROUND PARKING STALL! A must see, book your private showing TODAY!

Inclusions:

None

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





