



THE
A-TEAM

**RE/MAX
FIRST**

3450 19 Street #403, Calgary T2T 6V7

MLS®#: **A2164813**

Area: **South Calgary**

Listing Date: **09/11/24**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **982**

Low Sqft:

Ttl Sqft: **982**

DOM

8

Layout

Beds: **2 (2)**

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:

Owned,Underground

Utilities and Features

Roof: **Forced Air**

Heating: **Forced Air**
Sewer: **Balcony,Private Entrance**

Construction: **Composite Siding,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Oven,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Separate Entrance,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`2" x 6`11"
Living Room	Main	10`5" x 11`11"
4pc Bathroom	Main	
Bedroom - Primary	Upper	8`9" x 10`2"

Room	Level	Dimensions
Kitchen	Main	11`11" x 10`10"
Bedroom	Main	8`11" x 14`2"
4pc Ensuite bath	Upper	
Office	Upper	8`3" x 6`10"

Legal/Tax/Financial

Condo Fee: **\$702**

Title: **Fee Simple**

Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1810614**

Remarks

Pub Rmks: **Imagine being able to walk out your door and be right in the heart of all the action. Marda Loop has everything you could want and more, and this TOP FLOOR multi-level condo puts you right in the middle of it all. Once inside, you're welcomed with gleaming laminate flooring throughout. A chef's kitchen complete with white quartz countertops, two toned cabinetry, tons of countertop space, stainless steel appliances including a GAS range and open to above ceilings. The kitchen flows seamlessly into the dining and living room that features functional layout and large windows, perfect for those Netflix nights. Located just off the living room is your first balcony with a gas hook up. Completing this level is a good sized bedroom with a walk in closet and a 4pc bathroom. This condo is almost 1,000SF and heading upstairs is where you will find the primary bedroom and a den/office space. The primary bedroom features a walk-in closet with built-ins and spa-like 4pc ensuite with a rainfall shower head. Full size stacked washer and dryer are conveniently located on this level. Your SECOND outdoor spaces features a 230SF ROOFTOP patio with VIEWS of DOWNTOWN Calgary. This space is ideal for hosting and spending time with friends and family. Included with this condo is one TITLED UNDERGROUND parking and storage for all your gear. This condo is situated in the heart of Marda Loop, a sought-after neighbourhood known for its trendy shops, diverse restaurants, and lively atmosphere. You'll have everything you need right at your doorstep, including easy access to public transportation, fitness classes, grocery stores, coffee shops, and just a short drive to downtown Calgary. With its stylish design, premium finishes, and unbeatable location, this 2-storey condo is not just a condo, it's a lifestyle. Make it yours today!**

Inclusions: **na**
Property Listed By: **Real Broker**

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











