



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #701, Calgary T2G 5T7

MLS® #: **A2165438** Area: **Beltline** Listing Date: **09/12/24** List Price: **\$448,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **919**
 Low Sqft:
 Ttl Sqft: **919**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`5" x 8`6"	Dining Room	Main	10`6" x 7`8"
Living/Dining Room Combination	Main	15`3" x 11`9"	Bedroom - Primary	Main	11`2" x 11`1"
Bedroom	Main	11`2" x 9`10"	3pc Bathroom	Main	7`8" x 5`4"
4pc Bathroom	Main	8`0" x 5`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$697

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0611270

Remarks

Pub Rmks: **Are you looking for upscale urban living in a prime downtown location with two titled underground parking stalls? Take advantage of all the comforts and benefits of inner-city living while enjoying the luxury and convenience this gorgeous renovated 2-bedroom, 2-bath condo has to offer! Abundant natural light flows throughout this stunning corner suite. High ceilings and large floor to ceiling windows amplify the spacious feel of the open concept layout. The kitchen features crisp, modern finishes including stainless steel appliances and white quartz countertops. The beautiful island is a great spot for a quick bite or celebrating over cocktails with friends. There is lots of counterspace for prepping your favourite meals, and the sleek cabinetry offers excellent storage. Just beyond the kitchen, there's a convenient built in desk/office nook - perfect for those work from home days. The living room area gives you a lot of room to unwind and the expansive outdoor patio extends this space even further! Take in the awesome views of the city skyline to the north, and spectacular sunsets to the west. This superb outdoor space has a gas hook up for your BBQ and plenty of room for socializing. The primary room is spacious and bright - ready to help you recharge after a long day. You'll love the convenience of the walk through closet and stylish ensuite. The second bedroom is also a good size, with lot of natural light. And additional full bathroom makes this condo ideal if you have out of town guests. This building has some of the best resident amenities in the city! Work out in the two-floor gym, and then relax in the large hot tub. With a games room, a social room, a media room, AND expansive rooftop patios, you'll love the additional options you have for entertaining friends. And with so many fantastic restaurants, cafes, entertainment venues and hot spots just steps away, you'll have no shortage of things to do in your down time. Getting around downtown and the rest of the city (and beyond) is a breeze too - with easy access to public transportation, major driving routes and bike paths! The amazing value of this location and growth in this community also makes this home a superb investment!**

Inclusions: **All furniture can be purchased for \$2800**
Property Listed By: **RE/MAX First**

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





