

518 33 Street #201, Calgary T2n 2W4

MLS® #: **A2166160** Area: **Parkdale** Listing Date: **09/18/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **948**
 Low Sqft:
 Ttl Sqft: **948**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Granite Counters, No Smoking Home, Open Floorplan, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7' 7" x 9' 6"	Dining Room	Main	13' 0" x 10' 9"
Living Room	Main	15' 0" x 11' 1"	Bedroom - Primary	Main	13' 9" x 11' 4"
Bedroom	Main	12' 8" x 12' 2"	4pc Ensuite bath	Main	7' 11" x 4' 11"
4pc Bathroom	Main	8' 4" x 5' 0"			

Legal/Tax/Financial

Condo Fee: **\$688** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0814357**

Remarks

Pub Rmks: **Welcome to your new home in this inviting low-rise condo building, perfectly situated in sought after Parkdale. This two-bedroom gem features an array of modern comforts and stylish finishes, offering a delightful living experience in a peaceful setting. Step inside to discover a bright and airy interior, where natural light streams through abundant windows. The living areas boast elegant luxury vinyl plank flooring, while the freshly updated white kitchen includes granite countertops, stainless steel appliances, and a raised eating bar that opens up to the living space. The open concept living area has a dedicated dining space, and a cozy gas fireplace that adorns the family room. Large windows line the back of the unit bringing in natural light. Enjoy cozy evenings by the gas fireplace in the spacious living room, or step out onto your large private balcony, complete with a BBQ gas line, perfect for al fresco dining and entertaining. Both generous bedrooms feature walk-in closets, providing plenty of storage. The bathrooms are beautifully appointed with granite countertops, subway tile accents, vessel sinks, and ceramic tile flooring, ensuring both style and functionality. Additional perks include in-floor heating for added comfort during colder months. Impeccably maintained & updated with AC, fresh paint, and contemporary finishes. This condo also offers convenient amenities, including indoor parking for you and your visitors, a dedicated storage locker, a car wash bay, and easy access to Parkdale Blvd. Enjoy seamless transit options with proximity to downtown, hospitals, and the scenic river pathway, making this location ideal for both work and leisure. Don't miss this opportunity to own a spacious condo in a quiet, desirable neighborhood. Schedule your viewing today and experience the perfect blend of comfort and convenience!**

Inclusions: **AC**
Property Listed By: **MaxWell Capital Realty**

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







