



THE
A-TEAM

**RE/MAX
FIRST**

838 19 Avenue #405, Calgary T2T 6H2

MLS®#: **A2166575** Area: **Lower Mount Royal** Listing Date: **09/19/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **1,144**
 Low Sqft:
 Ttl Sqft: **1,144**

DOM

0

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central, Heat Pump**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`4" x 14`6"	Kitchen	Main	11`0" x 8`8"
Dining Room	Main	13`2" x 12`5"	Bedroom - Primary	Main	10`3" x 14`10"
Bedroom	Main	10`6" x 14`1"	3pc Ensuite bath	Main	10`1" x 11`4"
3pc Bathroom	Main	5`4" x 7`10"	Storage	Main	9`2" x 7`10"
Walk-In Closet	Main	9`2" x 6`10"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$641

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0113505

Remarks

Pub Rmks: **Pristine PENTHOUSE located in the Mount Royal Grande. This open plan suite features 19 ft vaulted ceilings with floor to ceiling windows adding lots of natural light. The condo is two bedrooms and 2 bathrooms with so many updates by the current owner: Luxury Vinyl Flooring, Upgraded SS Appliances, Designer Blinds, Granite Counter Tops in kitchen, 2 large shower units, Kitchen Cabinets refinished, Miele Washer and Dryer, California Closet system through out, Barn Door leading to Master En-Suite, Built-in Desk and Wall Unit in 2nd Bedroom. The spacious master bedroom has room for a king size bed, massive walk-in closet and updated 3 pc master suite. The bedrooms are on either side of the unit for great privacy. North facing covered balcony has gorgeous City Views and phantom screen. The unit comes with 1 titled under ground parking stall, HUGE in-suite storage room and A/C. This very well run building has updated common areas, 12 visitor parking stalls, bike racks and 2 elevators. The location can't be beat! A 5 minute walk to the amenities on 17th Ave but on a quiet tree lined street.**

Inclusions: **Built-ins 2nd bedroom, TV and TV Wall mount 2nd bedroom**
Property Listed By: **RE/MAX House of Real Estate**

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









