



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1512 16 Avenue #104, Calgary T3C 0Z8**

MLS® #: **A2167222**

Area: **Sunalta**

Listing Date: **10/09/24**

List Price: **\$159,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Finished Floor Area  
Abv Sqft: **553**  
Low Sqft:  
Ttl Sqft: **553**

DOM

**43**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Boiler**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Other**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>3`6" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`9" x 9`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`8" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 17`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$384**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 7910845

Remarks

Pub Rmks: **Welcome to this one-bedroom, one-bathroom condo located in the heart of Calgary, Alberta. This partially below-grade unit offers the perfect opportunity for first-time buyers or savvy investors alike. With a functional layout, this home invites your personal touch to transform it into something truly special. For those with a keen eye for design or renovation, this condo presents a fantastic sweat equity opportunity. Update the space to your tastes, or capitalize on its revenue potential as an investment property in Calgary's growing rental market. Whether you're looking to build value through upgrades or generate consistent income, this unit provides a solid foundation. Close to local amenities, parks, public transportation, and just minutes from downtown, this property promises both convenience and potential. Don't miss the chance to turn this diamond in the rough into a gem of your own!**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Central)

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







