



THE
A-TEAM

**RE/MAX
FIRST**

1820 9 Street #303, Calgary T2T3C3

MLS® #: **A2168941** Area: **Lower Mount Royal** Listing Date: **09/26/24** List Price: **\$199,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall

Finished Floor Area

Abv Sqft: **472**
 Low Sqft:
 Ttl Sqft: **472**

DOM

86

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`6" x 8`5"	4pc Bathroom	Main	6`8" x 4`8"

Legal/Tax/Financial

Condo Fee: **\$481**
 Legal Desc: **0812203**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-C2**

Remarks

Pub Rmks: **This apartment is on the top floor. Fantastic location, close to Downtown and one block away to trendy 17 Ave, 20 minutes walking to Downtown core, 6 minutes walks to Western Canada High School. whole building was renovated in 2016 with vinyl flooring, white cabinet, granite counter top, windows and balcony. Stainless steel appliance, Small size dishwasher. One assigned parking stall. Great layout fits a single or couple, or rented out with great rent.**

Inclusions: **none**

Property Listed By: **First Place Realty**

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





