



THE
A-TEAM

**RE/MAX
FIRST**

2020 16 Avenue #16, Calgary T2M0S7

MLS® #: **A2169330**

Area: **Banff Trail**

Listing Date: **09/27/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **530**
Low Sqft:
Ttl Sqft: **530**

DOM

54
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`7" x 10`6"	Walk-In Closet	Main	4`9" x 3`0"
Living Room	Main	18`7" x 10`1"	3pc Bathroom	Main	8`6" x 5`0"
Kitchen	Main	7`1" x 6`11"	Dining Room	Main	7`7" x 7`2"
Entrance	Main	7`6" x 4`1"	Balcony	Main	7`2" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$516

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **7410518**

Remarks

Pub Rmks: **TOTALLY RENOVATED. Such a beautiful apartment situated just a short walking distance to SAIT, located between 2 C-train stations.. very close to University of Calgary. This is ideal for a student or a young professional. ALL is NEW, and we even added an in-suite washer & dryer . ALL NEW & beautifully redone! Open layout in this one bedroom & one bath condo.The monthly fee is \$516(electricity is extra)and the parking is just outside the building. The Bus station is literally outside the front entrance. WELCOME HOME!**

Inclusions:
Property Listed By: **n/a**
MaxWell Canyon Creek

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













