



THE
A-TEAM

**RE/MAX
FIRST**

824 4 Avenue #303, Calgary T2N 0M8

MLS® #: **A2169669** Area: **Sunnyside** Listing Date: **10/01/24** List Price: **\$329,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1968**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **738**
 Low Sqft:
 Ttl Sqft: **738**

DOM

81
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Breakfast Bar, Granite Counters, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`4" x 10`11"	Kitchen	Main	12`11" x 8`0"
Dining Room	Main	8`7" x 4`11"	Bedroom - Primary	Main	12`7" x 10`7"
Bedroom	Main	10`4" x 9`9"	Laundry	Main	3`3" x 2`11"
4pc Bathroom	Main	8`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$550** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **0710111**

Remarks

Pub Rmks: **Welcome to your new home nestled on a tranquil, tree-lined street in the vibrant Kensington neighborhood! This condo offers the perfect blend of comfort and convenience, steps away from an off-leash dog park and the C-Train. Spacious, open living and dining areas create an inviting atmosphere, perfect for entertaining or relaxing after a long day. Step outside to the private balcony and enjoy the view of McHugh Bluff. The large kitchen has plenty of storage, a generous granite island, and stainless steel appliances. Both bedrooms are generous and have ample closet space. The four-piece bath is finished with ceramic tile floor and granite topped vanity. For those who appreciate convenience, laundry hookups are in the unit—just add a combo washer/dryer! The Excelsior offers secure bike storage, a laundry room, and an assigned parking stall. This stellar location is an easy walk to all the shops, restaurants, and pubs in Kensington. Enjoy easy access to all quadrants of the city via the C-Train, Memorial Drive, Crowchild Trail and 16 Avenue.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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







