



THE
A-TEAM

**RE/MAX
FIRST**

333 GARRY Crescent #225, Calgary T2K 5W9

MLS® #: **A2169746** Area: **Greenview** Listing Date: **10/12/24** List Price: **\$169,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Underground**

Finished Floor Area

Abv Sqft: **699**

Low Sqft:

Ttl Sqft: **699**

DOM

70

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Flat,Tar/Gravel**
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 17`7"
Dining Room	Main	11`6" x 12`5"
Storage	Main	4`1" x 3`11"
Entrance	Main	4`4" x 3`9"

Room	Level	Dimensions
Kitchen	Main	6`6" x 11`0"
Bedroom - Primary	Main	10`4" x 13`11"
4pc Bathroom	Level 4	4`11" x 8`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$584

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **8211497**

Remarks

Pub Rmks: **Experience exceptional value for under \$200,000! Ideally located near downtown and Calgary International Airport, this property is full of potential. This second-floor unit offers comfort and convenience, featuring one bedroom, a four-piece bathroom, a fireplace, a good-sized balcony, and 700 SqFt of indoor living space. Enjoy one heated underground assigned parking stall. Don't miss out on this opportunity—schedule your viewing today and make this desirable apartment yours! Purchasers must submit and sign a Schedule "A" with their offer to purchase.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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

