



THE
A-TEAM

**RE/MAX
FIRST**

15233 1 Street #103, Calgary T2X 2A2

MLS® #: **A2169810**

Area: **Midnapore**

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

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **697**
Low Sqft:
Ttl Sqft: **697**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

54

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:
Park Feat: **Underground**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Elevator,Kitchen Island,No Smoking Home,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 8`4"	Kitchen With Eating Area	Main	11`9" x 11`5"
Bedroom - Primary	Main	12`4" x 10`1"	Bedroom	Main	9`11" x 9`1"
4pc Ensuite bath	Main	9`11" x 7`4"	4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$593

Title:
Fee Simple

Zoning:
M-C1

Legal Desc: 1512424

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to Beautiful Midnapore!! This super affordable 2 Bed/2 Bath Unit will not last long!! All Stone Countertops and Stainless Steel Appliances included in this cozy 2 bedroom unit. Ceiling Fans in both bedrooms already installed. Carpeted Bedrooms and Laminate Flooring. Walking distance to LRT and bus, also so much shopping just steps away! Condo Fees include your Lake Access!!!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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







