



THE
A-TEAM

**RE/MAX
FIRST**

1717 12 Street #104, Calgary T2T 3N1

MLS®#: **A2170798**

Area: **Lower Mount Royal**

Listing Date: **10/04/24**

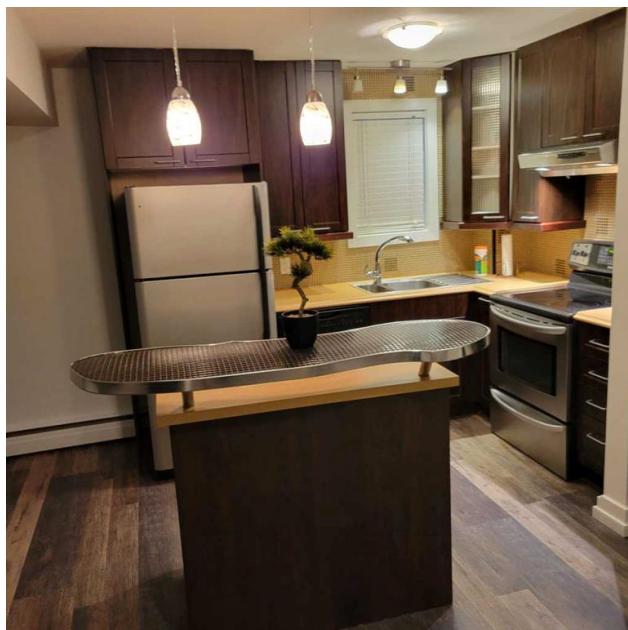
List Price: **\$183,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **486**
Low Sqft:
Ttl Sqft: **486**

DOM

48
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: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Freezer,ENERGY STAR Qualified Refrigerator,Gas Cooktop,Gas Dryer,Gas Oven,Microwave Hood Fan**
Int Feat: **Kitchen Island**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------|-------|------------|------|-------|------------|
|------|-------|------------|------|-------|------------|

**4pc Bathroom
Bedroom - Primary**

**Main
Main**

**0`0" x 0`0"
11`8" x 9`0"**

**Kitchen
Living Room**
Legal/Tax/Financial

**Main
Main**

**11`2" x 8`0"
14`0" x 12`8"**

Condo Fee:
\$451

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0711335**

Remarks

Pub Rmks: **Lower Mount Royal location, Vacant. Upgraded, clean. freshly painted 1 bedroom unit on the main floor. Parking stall leased for \$50 a month. First parking stall in front of the unit. Some units used as short time rentals. Walk to 17 Ave, close to downtown. Laundry facility across the unit / coin laundry/. Small dogs are allowed.**

Inclusions:
Property Listed By: **n/a
CIR Realty**

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



