



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**611 67 Avenue #202, Calgary T2V 0M3**

MLS® #: **A2170943**

Area: **Kingsland**

Listing Date: **10/07/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,242**  
Low Sqft:  
Ttl Sqft: **1,242**

DOM

**45**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Assigned,Parkade**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 9`2"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`5" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`5" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 13`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`6"</b>
<b>Storage</b>	<b>Main</b>	<b>8`10" x 5`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$819**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8311876**

Remarks

Pub Rmks: **This one is not like any other!! You will not find a larger outside patio / deck in the city in this price range. Walking distance to shops, restaurants and all of the amenities that McLeod Trail has to offer; transit C-Train, Chinook Mall etc. Spacious 3 bedroom condo close to shopping, transit. Huge south facing deck, 2 full baths, in suite laundry and storage. Single assigned parkade parking. Great opportunity for the larger family or for a revenue generator. Well managed building with strong financials. Seller is a licensed realtor in the province of Alberta. Please note that the Board of Directors has recently taken the position to refuse any applications for pet dogs.**

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

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











