



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: **Pending**

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

75
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>
Kitchen	Main	10`5" x 9`2"	Breakfast Nook	Main	13`5" x 10`2"
Bedroom - Primary	Main	15`5" x 12`1"	Living Room	Main	15`5" x 13`5"
Bedroom	Main	9`10" x 9`10"	Bedroom	Main	10`2" x 9`6"
Storage	Main	8`10" x 5`10"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

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







