



THE
A-TEAM

**RE/MAX
FIRST**

1320 1 Street #2305, Calgary T2G 0G8

MLS® #: **A2171036**

Area: **Beltline**

Listing Date: **10/31/24**

List Price: **\$319,998**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **535**
Low Sqft:
Ttl Sqft: **535**

DOM

21

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Garden**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 8`3"	Living Room	Main	19`6" x 8`11"
Kitchen	Main	13`9" x 8`11"	4pc Bathroom	Main	8`8" x 5`4"
Furnace/Utility Room	Main	4`6" x 5`2"	Storage	Main	6`11" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$379

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

Zoning: **DC**

Legal Desc:	1411522	Remarks
Pub Rmks:	Stunning West view of Rocky Mountain! Situated at the heart of downtown Calgary, a great place to start urban living. This unit offers central air conditioning, upgrade kitchen, quartz counter top with dinning area, stone backsplash, built-in Microwave/Hood fan, in suite laundry, 4 pieces bathroom, assigned locker, and a titled parking stall in an underground heated parkade. There is access to a fully equipped gym. It is within minutes to C-Tran station. It is walking distance to Stampede park and Calgary Flames area. Book your showing today before it is gone.	
Inclusions:	N/A	
Property Listed By:	YMK Real Estate & Management Inc.	

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





