



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1715 35 Street #311, Calgary T2A 1B4**

MLS®#: **A2171047**      Area: **Albert Park/Radisson Heights**      Listing Date: **10/07/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **1997**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **980**  
 Low Sqft:  
 Ttl Sqft: **980**

DOM

**75**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 10`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`4" x 5`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 13`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`0"</b>

Legal/Tax/Financial

Condo Fee: **\$694**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **9711904**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and style in this spacious 980 square foot apartment, featuring 2 bedrooms and 2 bathrooms. This thoughtfully designed unit has been meticulously cared for and offers an inviting open-concept living area that is perfect for entertaining or simply relaxing after a long day. The cozy fireplace adds warmth and charm to the living space, creating the ideal setting for those chilly evenings. The kitchen seamlessly connects to the dining and living areas, making it easy to host gatherings with family and friends. The primary bedroom is a serene retreat with a private ensuite bathroom, offering both convenience and privacy, with its own door to the spacious balcony. The second bedroom, generously sized, is located next to the second full bathroom, perfect for guests or as a home office. Step outside onto the private balcony, an ideal spot to enjoy your morning coffee or unwind with a glass of wine in the evening. The unit also includes in-suite laundry for added convenience. Why rent when you can own! Schedule your viewing today and experience all that this wonderful property has to offer.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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



