

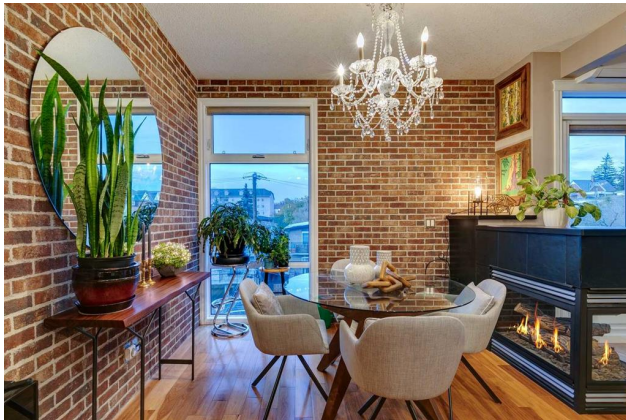


THE
A-TEAM

**RE/MAX
FIRST**

41 6 Street #303, Calgary T2E 8H7

MLS® #: **A2171382** Area: **Bridgeland/Riverside** Listing Date: **10/17/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,304**
 Low Sqft:
 Ttl Sqft: **1,304**

DOM

1

Layout

Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Primary Downstairs,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 9`0"	Dining Room	Main	11`0" x 9`8"
Living Room	Main	15`0" x 11`10"	Foyer	Main	6`10" x 6`5"
Laundry	Main	8`5" x 4`4"	Balcony	Main	12`0" x 5`8"
Storage	Lower	6`7" x 6`7"	Bedroom - Primary	Lower	15`1" x 12`1"
Bedroom	Main	11`2" x 9`6"	4pc Bathroom	Main	8`3" x 7`2"
5pc Ensuite bath	Lower	10`10" x 9`1"			

Legal/Tax/Financial

Condo Fee:
\$633

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0810659**

Remarks

Pub Rmks: **Welcome home to your urban oasis! This stunning 2BR, 2 bath top-floor condo offers a unique blend of modern luxury and classic New York-style charm. Spanning over 1300 ft of living space on two levels, this bright and airy space with a neutral palate of colour throughout features an abundance of windows, filling every corner with natural light. Main floor office or 2nd bedroom is a great flex room for whatever you want to you use it as and convenient with full bath across from it. A few steps inside and you will fall in love with the gorgeous renovated kitchen, perfect for culinary enthusiasts, complete with contemporary finishes and ample storage including a pantry. Glance over into the exceptional Living Room with gas fireplace and entry out to your top floor private patio. The spacious primary ensuite offers a private retreat, showcasing a sleek design and modern amenities including steam shower with Bluetooth shower head. . Enjoy the warmth of beautiful hardwood floors throughout, complemented by impressive 9-foot ceilings that add to the open feel of the living space. The air conditioning ensures comfort year-round, making this condo a perfect sanctuary. Everything you see here you will love! Nestled in the heart of Bridgeland, this home is just a stroll away from parks, shopping, and convenient transportation options, making it ideal for those who want to experience the vibrant community lifestyle. Don't miss your chance to own this exceptional property that perfectly balances style, comfort, and location! Places like this do not come around often so have a look at the pictures, then schedule your appointment to view in person....you will not be disappointed.**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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

