



THE
A-TEAM

**RE/MAX
FIRST**

4554 VALIANT Drive #402, Calgary T3A 2V5

MLS® #: **A2171558**

Area: **Varsity**

Listing Date: **11/08/24**

List Price: **\$300,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **888**
Low Sqft:
Ttl Sqft: **888**

DOM

14
Layout
Beds: **2 (2)**
Baths: **1.0 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bookcases,Crown Molding,Granite Counters,No Animal Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 10`2"	Dining Room	Main	10`2" x 6`4"
Kitchen	Main	10`8" x 9`2"	Bedroom - Primary	Main	12`5" x 11`1"
Bedroom	Main	12`8" x 10`6"	2pc Bathroom	Main	4`4" x 2`11"
4pc Bathroom	Main	7`2" x 3`7"			

Legal/Tax/Financial

Condo Fee:
\$714

Title:
Fee Simple

Zoning:
SR

Legal Desc:

8912018

Fee Freq:
Monthly

Remarks

Pub Rmks:

GORGEOUS recently UPDATED - 2 bedroom - 2 bathroom cond apartment in a very classic 7 sought after building in the heart of Varsity. WALKING distance to parks - tons of shopping and eateries PLUS University of Calgary. Great access to several major traffic arteries in all directions. THIS unit is a very bright and airy suite with some great views and lots of natural light. FROM the moment you step into the suite it feels like home - with the bright well lit hallway to both primary & secondary bedrooms & both bathrooms. Then you enter into the open, bright and airy living room with tons of light & a fireplace -- the dining eating area -- the functional kitchen with warm light wood cabinetry and with a good amount of storage and working counter space. THIS lovely home has just been fully painted and all new carpets -plus- it has granite counter tops plus iar conditioning. -- NOTE: call your favorite Realtor . DON'T miss out.

Inclusions:

n/a

Property Listed By:

Real Broker

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







