

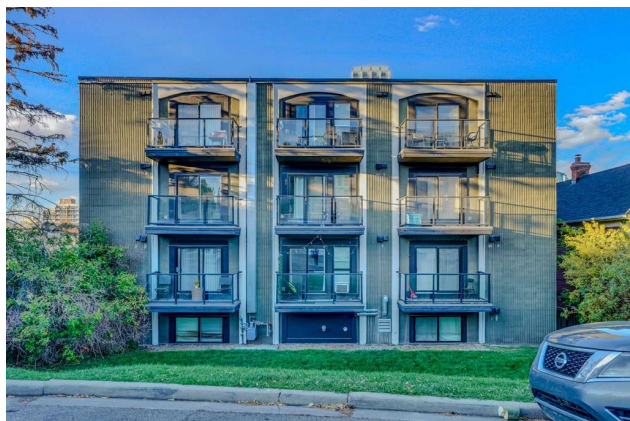


THE
A-TEAM

**RE/MAX
FIRST**

1820 9 Street #201, Calgary T2E 0B3

MLS®#: **A2171697** Area: **Lower Mount Royal** Listing Date: **10/16/24** List Price: **\$189,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parking Lot,Stall**

Finished Floor Area

Abv Sqft: **466**
 Low Sqft:
 Ttl Sqft: **466**

DOM

97
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 6`9"	Bedroom	Main	8`10" x 11`7"
Dining Room	Main	7`11" x 10`0"	Foyer	Main	4`1" x 4`2"
Kitchen	Main	7`7" x 15`5"	Living Room	Main	91`1" x 11`5"

Legal/Tax/Financial

Condo Fee: **\$486** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0812203

Remarks

Pub Rmks: **Fantastic Apartment in Trendy Location! This charming apartment is perfectly situated just one block from the vibrant 17 Ave and a quick walk to the Downtown core. Ideal for singles or couples, it's also a great investment for long-term and short-term rentals (Airbnb allowed). The apartment building was fully Renovated in 2016. Enjoy modern vinyl flooring, white cabinets, and a sleek granite countertop. Stainless steel appliances, including a dishwasher. Spacious open Layout in Prime Location: 6-minute walk to Western Canada High School 15 minutes to Stampede Grounds Parking: One assigned parking stall included. Situated on a Quiet Street, ensuring peace and privacy in a busy entertainment area of Calgary This apartment combines style, convenience, and rental potential—all in a fantastic neighborhood. Don't miss out**

Inclusions: **none**

Property Listed By: **CIR Realty**

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



