



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #706, Calgary T2G 5T7

MLS® #: **A2172585** Area: **Beltline** Listing **10/12/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **950**

Low Sqft:

Ttl Sqft: **950**

DOM

39

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof:
 Heating: **Boiler,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Jetted Tub,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 10`9"	Kitchen	Main	9`5" x 8`7"
Dining Room	Main	11`11" x 10`0"	Bedroom - Primary	Main	11`1" x 10`3"
Bedroom	Main	11`10" x 10`10"	3pc Bathroom	Main	7`8" x 5`1"
4pc Ensuite bath	Main	7`11" x 5`4"			

Legal/Tax/Financial

Condo Fee: **\$685** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

0611270

Fee Freq:
Monthly

Remarks

Pub Rmks: **Situated near the LRT, the Stampede Grounds, MNP Centre, and a short walk to 17th Avenue, this spacious two bedroom, two bathroom corner unit apartment condo has a great location! Freshly painted with new carpets in the bedrooms, the space boasts nine foot ceilings and high quality laminate flooring in the kitchen, living, and dining rooms. All counter tops are granite and the kitchen has stainless steel appliances. Relax in the jetted tub after a work out in the fitness centre. The unit comes with TWO indoor, titled parking stalls as well as a storage locker. In immaculate condition, this could be your next home!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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





