



THE
A-TEAM

**RE/MAX
FIRST**

1053 10 Street #914, Calgary T2R 1S6

MLS® #: **A2172957**

Area: **Beltline**

Listing Date: **10/14/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **487**
Low Sqft:
Ttl Sqft: **487**

DOM

68
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled,Underground

Utilities and Features

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

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`7"	Dining Room	Main	6`1" x 9`5"
Kitchen	Main	12`5" x 5`6"	Entrance	Main	4`3" x 2`11"
Bedroom - Primary	Main	9`7" x 9`9"	4pc Bathroom	Main	5`7" x 9`11"
Laundry	Main	3`3" x 2`11"	Balcony	Main	6`8" x 7`6"

Legal/Tax/Financial

Condo Fee: **\$447** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **0712898**

Remarks

Pub Rmks: **Affordable price . quick possession. very convenient location. Grocery, Transportation, schools, shopping, riverside walk, very bright. new floorings, new blinds, new paint. This condo comes with one titled underground parking stall #118 , your vehicle is protected year-round. The building also offers secure access for residents' peace of mind. Gym is on the second floor. One of the highlights of this condo is its prime downtown location in the Beltline community. The Bow River is just a short walk away, CO_OP Grocery store is steps away. 24 hr security. 4 Elevators.**

Inclusions: **n/a**
 Property Listed By: **Real Estate Professionals Inc.**

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







