



THE
A-TEAM

**RE/MAX
FIRST**

836 4 Avenue #101, Calgary T2N 0M8

MLS® #: **A2173971**

Area: **Sunnyside**

Listing Date: **10/19/24**

List Price: **\$198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned,Stall

Finished Floor Area

Abv Sqft: **485**
Low Sqft:
Ttl Sqft: **485**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Brick,Wood Frame**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **Bookcases,Built-in Features,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`8" x 9`10"	4pc Bathroom	Main	7`8" x 5`0"
Living Room	Main	11`0" x 10`2"	Kitchen	Main	9`2" x 6`5"
Dining Room	Main	7`4" x 7`3"			

Legal/Tax/Financial

Condo Fee:
\$493

Title: **Fee Simple**
Fee Freq:

Zoning: **M-CG d72**

Monthly

Legal Desc: 9611175

Remarks

Pub Rmks: **This inviting 1 bedroom condo is waiting for its new owner to come enjoy the mature, quiet street, the nearby retail shops, restaurants and coffee establishments, and is within a short walk to the C-Train. Come on inside and enjoy the privacy of being the only suite on this level. A well laid out home awaits - step inside, hang up your coat and put your feet up in your cozy living room. Imagine preparing meals in your bright kitchen and enjoy them in your adjacent dining area. The bedroom is a nice sanctuary for rest, and is 2 steps away from the 4 piece bathroom. A separate locked storage locker is right outside your door, and convenient common laundry is only steps away - the whole set up is like having your own floor of a condo building. Park your car in the assigned parking behind the building and enjoy the short walk to your suite. - no stairs to navigate with your groceries! Sunnyside is a fantastic and friendly neighbourhood offering so many nearby amenities, including Riley Park, Princes Island, The C Train to downtown, SAIT and beyond. Enjoy time spent walking nearby pathways, exploring treasures found in all of the Little Free Libraries scattered through the community, walk 3 mins to Safeway for those last minute ingredients. Sunnyside is a vibrant, cohesive neighbourhood and a wonderful place to live. Come check it out!**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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





