



THE
A-TEAM

**RE/MAX
FIRST**

44 6A Street #103, Calgary T2E 4A3

MLS® #: **A2174968**

Area: **Bridgeland/Riverside**

Listing Date: **10/25/24**

List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,432**
Low Sqft:
Ttl Sqft: **1,432**

DOM

27
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Assigned,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Concrete,Mixed,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"
Bedroom	Main	11`2" x 12`9"
Dining Room	Main	6`3" x 11`7"
Laundry	Main	7`7" x 6`11"
Bedroom - Primary	Main	15`5" x 23`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	11`3" x 6`5"
Bedroom	Main	11`3" x 12`9"
Kitchen	Main	9`2" x 10`9"
Living Room	Main	14`7" x 23`11"

Legal/Tax/Financial

Condo Fee:
\$1,035

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9912355**

Remarks

Pub Rmks: **Rare and spacious inner-city condo in Bridgeland - boasting nearly 1,400 sq ft of refined living space. This exceptional one-level unit offers unparalleled convenience with two underground parking spaces and the luxury of two private patios, perfectly positioned to enjoy both east and west sunlight. The open-concept living area is designed for relaxation and entertaining, with a well-appointed kitchen, an inviting dining area, and a cozy living room anchored by a gas fireplace. Whether hosting friends or enjoying a quiet evening, the dual patios allow for seamless indoor-outdoor living. The primary suite easily accommodates a king-sized bed and includes a walk-in closet and a 4-piece ensuite for your comfort. Two additional spacious bedrooms and a large in-suite laundry, provide a welcome convenience to a hectic lifestyle. In-floor radiant heating throughout the unit provides the ultimate in comfort. Two assigned parking spaces plus a spacious storage locker are included. Pets are allowed with approval - and you will be next to an off-leash area if you do. Enjoy the best of both worlds - walk to vibrant shops and nightlife while retreating to the peaceful natural area adjacent to the property. Special assessments have just been completed and are fully paid for added value. This is a must-see opportunity for those seeking a blend of space, style, and location in the heart of Bridgeland at a very affordable price.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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









