

## 44 6A Street #103, Calgary T2E 4A3

A2174968 Bridgeland/Riverside Listing 10/25/24 List Price: **\$400,000** MLS®#: Area:

Status: Active Calgary Change: None Association: Fort McMurray County:

Date:

**General Information** 

Residential Sub Type: **Apartment** Calgary

Lot Information

Access: Lot Feat: Park Feat:

15`5" x 23`1"

Prop Type: City/Town:

1999 Year Built:

Lot Sz Ar: Lot Shape:

Assigned, Stall, Underground

DOM

57 Layout

3 (3) Beds: 2.0 (2 0) Baths:

Style:

Apartment

<u>Parking</u>

Ttl Park: 2 Garage Sz: 2

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: In Floor, Natural Gas

Sewer:

Ext Feat: Storage

**Bedroom - Primary** 

Construction:

Concrete, Mixed, Stucco, Wood Frame

Finished Floor Area

1,432

1.432

Abv Saft:

Low Sqft:

Ttl Sqft:

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)

Main

**Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** 4pc Bathroom Main 8`5" x 5`0" 4pc Ensuite bath Main 11`3" x 6`5" 11`2" x 12`9" **Bedroom** 11`3" x 12`9" **Bedroom** Main Main 9`2" x 10`9" **Dining Room** Main 6`3" x 11`7" Kitchen Main 7`7" x 6`11" 14`7" x 23`11" Laundry Main **Living Room** Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$685 Fee Simple M-C1
Fee Freq:

Monthly

Legal Desc: **9912355** 

Remarks

Pub Rmks:

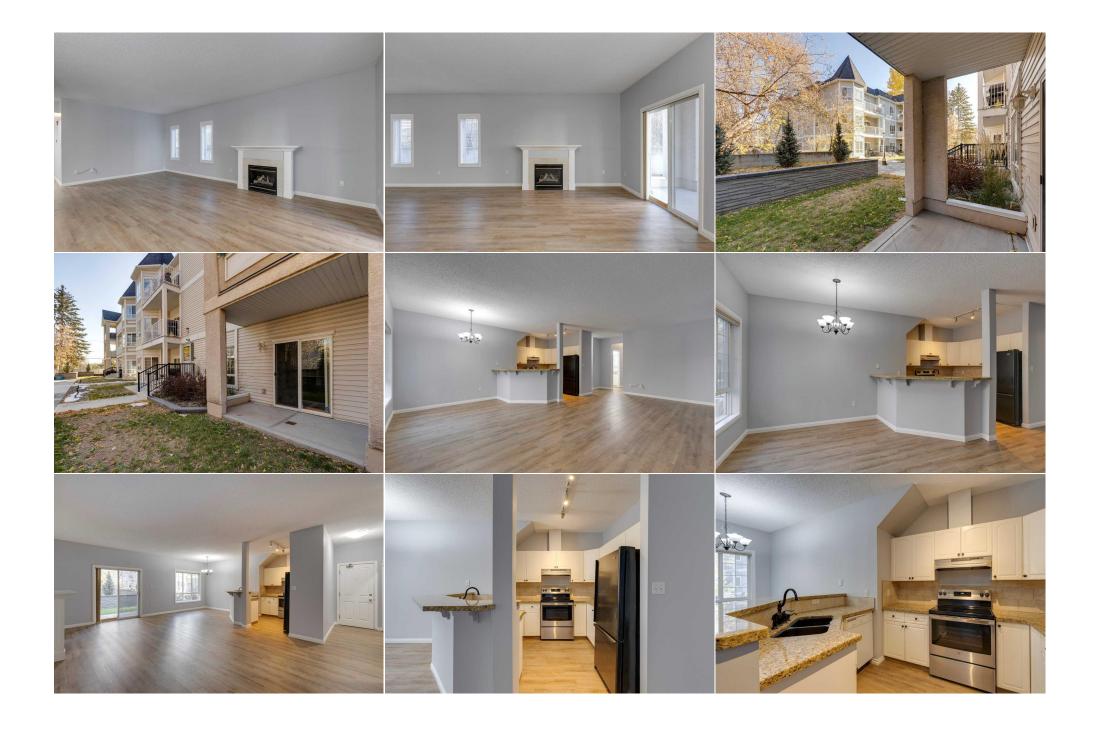
Rare and spacious inner-city condo in Bridgeland - boasting nearly 1,400 sq ft of refined living space. This exceptional one-level unit offers unparalleled convenience with two underground parking spaces and the luxury of two private patios, perfectly positioned to enjoy both east and west sunlight. 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.

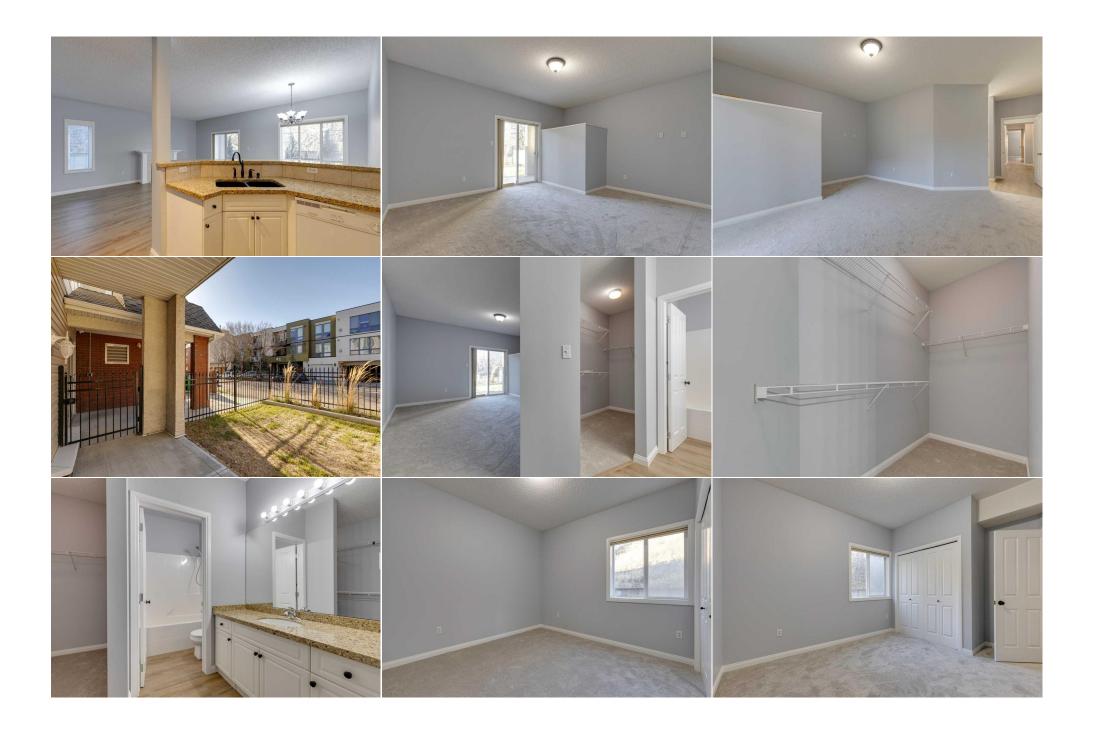
Inclusions: N/A

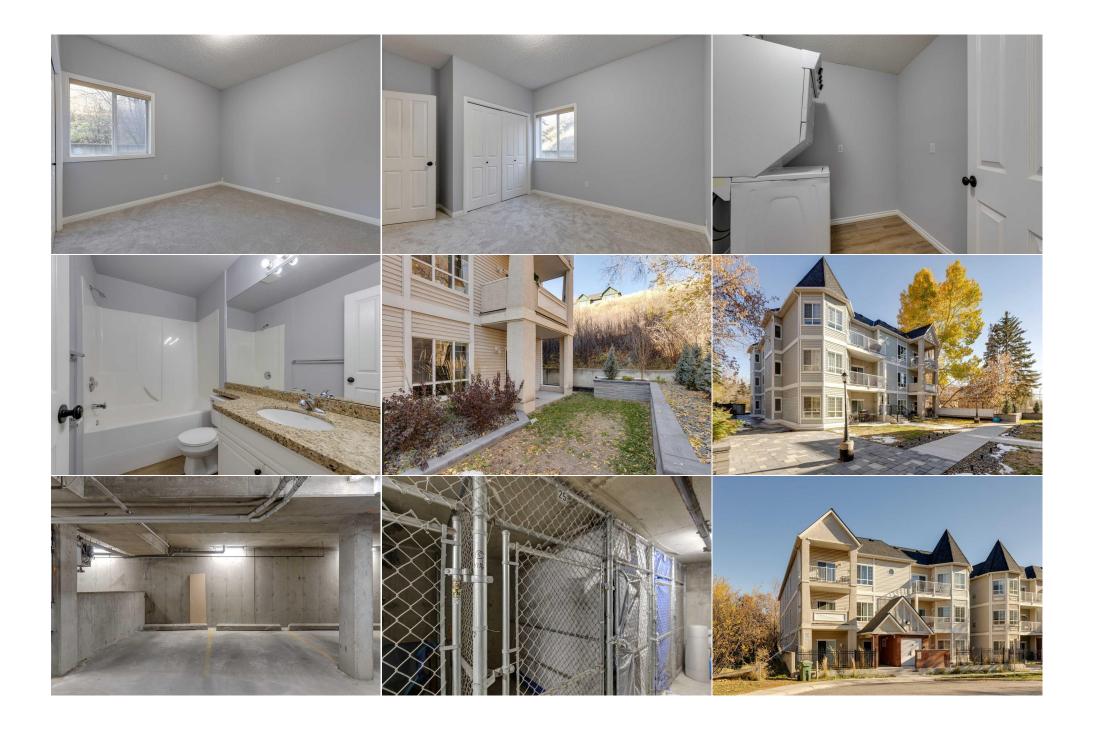
Property Listed By: Real Broker

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











## 103-44 6a St NE, Calgary, AB

Main Floor Exterior Area 1532.92 sc



