



THE
A-TEAM

**RE/MAX
FIRST**

1507 CENTRE A Street #212, Calgary T2E2Z8

MLS® #: **A2175153** Area: **Crescent Heights** Listing Date: **10/24/24** List Price: **\$339,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Titled**

Finished Floor Area

Abv Sqft: **745**
 Low Sqft:
 Ttl Sqft: **745**

DOM

40

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony, Outdoor Grill**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Ceiling Fan(s), Elevator, Open Floorplan, Primary Downstairs, Recreation Facilities**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`6" x 9`1"	Living Room	Main	11`1" x 14`0"
Kitchen With Eating Area	Main	10`9" x 10`11"	Entrance	Main	4`1" x 7`8"
Laundry	Main	2`10" x 7`3"	4pc Bathroom	Main	4`11" x 8`2"
4pc Ensuite bath	Main	4`11" x 8`2"	Walk-In Closet	Main	6`10" x 4`7"
Bedroom - Primary	Main	10`10" x 11`5"	Balcony	Main	32`0" x 17`3"

Condo Fee:
\$561

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0210342**

Remarks

Pub Rmks: **Luxury Inner-City Condo with GIGANTIC Patio and Downtown Views! This stunning 2-bedroom, 1-bathroom condo in the heart of Crescent Heights offers the perfect blend of urban convenience and modern comfort. The thoughtfully designed layout separates the two spacious bedrooms with a large living room, providing privacy and functionality—ideal for both homeowners and potential tenants. One titled parking space ensures convenience and security, while the condo's location puts you within walking distance to downtown Calgary, offering access to shopping, dining, and entertainment. The unit boasts a GIGANTIC patio, perfect for hosting summer gatherings, BBQs, or simply enjoying breathtaking downtown views, a rare feature in the city. Inside, you'll find newer luxury vinyl flooring throughout, lending a sleek and durable surface that enhances the condo's modern feel. The kitchen is equipped with stainless steel appliances, making it a chef's delight, and seamlessly opens up to the living space, creating an inviting atmosphere for entertaining or relaxation. Crescent Heights, consistently ranked as one of Calgary's best neighborhoods, adds to the property's appeal with its close proximity to parks, restaurants, and easy access to public transportation. This condo is perfect for those seeking a starter home, a prime investment opportunity, or simply the chance to enjoy the vibrancy of inner-city living with all the comforts of a modern, move-in-ready space. Don't miss out on this incredible opportunity to make it your own!**

Inclusions: **NA**
 Property Listed By: **Stonemere Real Estate Solutions**

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







