



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**323 18 Avenue #206, Calgary T2S 0C4**

MLS® #: **A2175969**

Area: **Mission**

Listing Date: **10/28/24**

List Price: **\$264,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **577**  
Low Sqft:  
Ttl Sqft: **577**

DOM

**54**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall,Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet,Other**  
Water Source:  
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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**Dining Room**  
**Kitchen**  
**4pc Bathroom**

**Main**  
**Main**  
**Main**

**4`10" x 6`6"**  
**10`8" x 6`6"**  
**5`0" x 8`0"**

**Living Room**  
**Bedroom - Primary**  
**Den**

**Main**  
**Main**  
**Main**

**10`3" x 12`8"**  
**8`11" x 12`11"**  
**8`8" x 4`10"**

Legal/Tax/Financial

Condo Fee:  
**\$571**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0414592**

Remarks

Pub Rmks: **Welcome to Condominium SOHO! In the downtown core with all kinds restaurants, shopping and even a park with pathways that run beside the Elbow River, just minutes away! You will enjoy this 2nd Story - one bedroom apartment (new carpet in bedroom) which boasts a den. It has a well planned out floor plan with a island in the kitchen (has a brand new stove), electric fireplace and walkout to a very sizeable patio featuring a barbeque. There is also underground parking for your convenience and Plenty of visitor parking as well. Don't wait, book your appointment today!**

Inclusions: **n/a**  
Property Listed By: **MaxWell Capital Realty**

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





