



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**

Finished Floor Area

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

DOM

23
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

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





