



THE
A-TEAM

**RE/MAX
FIRST**

2512 1 Avenue #623, Calgary T2N0C2

MLS®#: **A2176327**

Area: **West Hillhurst**

Listing Date: **10/31/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

22
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 13`2"	Kitchen	Main	9`1" x 7`1"
Dining Room	Main	11`3" x 7`5"	Bedroom - Primary	Main	11`5" x 10`6"
Bedroom	Main	10`6" x 8`11"	Foyer	Main	11`0" x 3`1"
Storage	Main	4`7" x 4`1"	4pc Bathroom	Main	7`3" x 4`11"
Balcony	Main	11`4" x 4`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$567

Fee Simple

R-CG

Fee Freq:

Monthly

Legal Desc: 7710865

Remarks

Pub Rmks: **Welcome to Your New Sanctuary in West Hillhurst! This beautifully appointed top-floor condo features 2 bedrooms and 1 bathroom, offering an ideal blend of comfort and style. As you step inside, you'll be welcomed by a bright living area filled with natural light, thanks to large windows that showcase picturesque views of the surrounding neighborhood. The spacious living room flows seamlessly into a warm kitchen, complete with ample cabinetry and a lovely dining area perfect for casual meals. Both bedrooms provide cozy retreats, with the master bedroom featuring generous closet space. The elegantly designed bathroom boasts contemporary fixtures, creating a relaxing ambiance. Step out onto your private balcony to enjoy morning coffee or unwind in the evening while soaking in stunning vistas and the vibrant community atmosphere. Additional highlights include in-suite laundry, secure building access, and designated parking. Conveniently located just steps away from local parks, boutique shops, and trendy dining options, this condo is perfect for those who appreciate urban living with a touch of tranquility. Don't miss your chance to make this charming space your own!**

Inclusions: NA
Property Listed By: Century 21 Masters

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





