



THE
A-TEAM

**RE/MAX
FIRST**

15233 1 Street #112, Calgary T2X0X7

MLS®#: **A2176717** Area: **Midnapore** Listing Date: **10/31/24** List Price: **\$243,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Off Street, Parkade, Stall, Underground**

Finished Floor Area

Abv Sqft: **464**
 Low Sqft:
 Ttl Sqft: **464**

DOM

20

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`10" x 3`9"	Laundry	Main	4`11" x 3`3"
Kitchen	Main	11`5" x 10`11"	4pc Bathroom	Main	8`8" x 4`11"
Bedroom - Primary	Main	10`11" x 9`9"	Living Room	Main	8`9" x 11`4"

Legal/Tax/Financial

Condo Fee: **\$400** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: **1512424**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this inviting 1-bedroom, 1-bathroom apartment located in the serene lake community of Midnapore on the south end of Calgary. This main floor unit is an ideal choice for first-time buyers or savvy investors. As you step inside, you're greeted by an open-concept living area that maximizes both space and natural light. The well-appointed kitchen flows effortlessly into a cozy living room, creating a warm and welcoming atmosphere perfect for relaxation or entertaining guests. The bedroom serves as a restful retreat, complete with ample closet space and large windows that fill the room with light. One of the standout features of this apartment is the charming walkout patio, your own private outdoor space. It's an ideal spot to enjoy morning coffee or unwind with a good book while soaking in the tranquil surroundings. The patio also makes hosting small gatherings a breeze, seamlessly connecting indoor and outdoor living. Practicality meets comfort with titled parking and a titled storage unit, providing you with the convenience and peace of mind that comes from having your vehicle secured and additional space for seasonal items or recreational gear. Living in this vibrant lake community offers an array of amenities, including scenic walking paths, picnic areas, and seasonal activities such as swimming and kayaking. The friendly neighborhood atmosphere fosters a sense of belonging, making it easy to connect with fellow residents who share a love for outdoor living. Your HOA payments are included in your monthly condo fee, making it easy to keep everything organized. With its desirable features, prime location, and strong investment potential, this charming 1-bedroom apartment is not just a home; it's a lifestyle opportunity waiting to be embraced. Don't miss your chance to make this lovely space your own and enjoy all the beauty and tranquility that lake community living has to offer!**

Inclusions: **All furniture in unit**
Property Listed By: **TREC The Real Estate Company**

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











