



THE
A-TEAM

**RE/MAX
FIRST**

315 24 Avenue #426, Calgary T2S 3E7

MLS®#: **A2177100**

Area: **Mission**

Listing Date: **11/07/24**

List Price: **\$317,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

13
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Flat,Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Concrete,Stone,Stucco,Wood Frame

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 7`0"	Dining Room	Main	7`0" x 8`9"
Kitchen	Main	9`0" x 9`5"	Living Room	Main	12`0" x 16`8"
Bedroom - Primary	Main	9`0" x 10`10"	4pc Bathroom	Main	5`0" x 9`8"
Laundry	Main	3`0" x 3`1"	Balcony	Main	5`8" x 9`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$610

Fee Simple

M-H1

Fee Freq:
Monthly

Legal Desc: **0311686**

Remarks

Pub Rmks: **Welcome to this stunning TOP-FLOOR, PET FRIENDLY condo in the heart of downtown! This open concept one-bedroom, one-bath home offers modern living with huge windows, abundant natural light and high ceilings. The spacious formal dining room doubles as a home office or additional space for overnight guests. The sleek 2tone kitchen features stainless steel appliances, pantry and a raised breakfast bar - perfect for your morning coffee. The Primary bedroom easily fits a King bed with dual closets and walk-thru 4pc bathroom. Enjoy sweeping city views from your North facing balcony and the convenience of being only steps away from all the 4th Street trendy restaurants, boutique shops and vibrant nightlife. Ideal for those seeking an urban lifestyle in a PRIME LOCATION, or as a second income producing rental property! Heated underground secure TITLED PARKING, copious guest parking, IN-SUITE LAUNDRY and additional secure storage lockers. This condo combines style, comfort and accessibility in one perfect package. Check out the 3D tour and book your private showing today!**

Inclusions:
Property Listed By: **Master Bedroom Drapery & Rod
Century 21 Bamber Realty LTD.**

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









