



THE
A-TEAM

**RE/MAX
FIRST**

810 2 Street #4, Calgary T2E 3G4

MLS® #: **A2177109** Area: **Crescent Heights** Listing Date: **11/03/24** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1963**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **708**
 Low Sqft:
 Ttl Sqft: **708**

DOM

80
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|--------------------------|--------------|-------------------------|
| Laundry | Main | 2' 9" x 3' 2" | Kitchen | Main | 8' 6" x 12' 0" |
| Entrance | Main | 4' 0" x 7' 8" | Living Room | Main | 12' 6" x 11' 10" |
| Dining Room | Main | 9' 9" x 3' 11" | Bedroom - Primary | Upper | 10' 10" x 12' 5" |
| 4pc Bathroom | Upper | 7' 9" x 5' 0" | Bedroom | Upper | 8' 2" x 12' 5" |

Legal/Tax/Financial

Condo Fee: **\$620** Title: **Fee Simple** Zoning: **R-CG**

Fee Freq:
Monthly

Legal Desc: **0413946**

Remarks

Pub Rmks: **Vacant and ready to go. The ultimate inner city location, located in the highly desirable Crescent Heights neighborhood, just minutes away from downtown. A rare and unique opportunity, this condo boasts a two-story floor plan perfect for those looking for a personal residence or a highly desirable investment property. The focal point of this condo is the open riser staircase, adding a loft feel to the residence and providing separation from the living space and bedrooms. The spacious main floor features a large kitchen with breakfast bar and gleaming stainless steel appliances. The functional Living Room is perfect for entertaining and hosting board games nights or curling up with a great book in front of the fireplace. The spacious deck offers great views and is the perfect space for enjoying your morning coffee. Head upstairs to find two spacious bedrooms and a full bath. This unit features the convenience of in-suite laundry and comes with an assigned, parking stall and storage cage. This 8 unit self-managed condo is well run making it a great choice for buyers and investors. Crescent Heights is trendy, highly desirable area featuring hip breakfast eateries, an abundance of restaurants, craft pubs, green space, and clothing stores. Enjoy the quick and easy commute to downtown Calgary. Indulge in a lifestyle of walkability and convenience. Call your favorite agent right away and book your showing as this investment opportunity is truly one to be desired.**

Inclusions:
Property Listed By: **N/A
Power Properties**

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







