



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1608 16 Avenue #5, Calgary T3C 1A1**

MLS®#: **A2177418**

Area: **Sunalta**

Listing Date: **11/04/24**

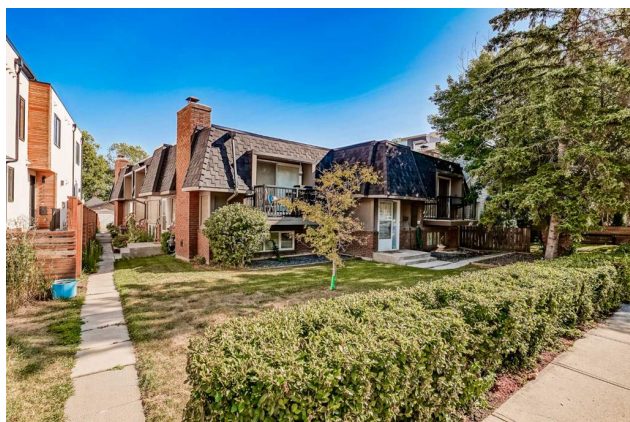
List Price: **\$350,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area  
Abv Sqft: **544**  
Low Sqft:  
Ttl Sqft: **544**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Private,Treed**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 13`2"
Dining Room	Main	8`5" x 7`10"
Laundry	Basement	7`11" x 5`3"
Storage	Basement	8`10" x 3`2"
Bedroom	Basement	11`3" x 9`6"
4pc Bathroom	Basement	7`10" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`6" x 8`3"
Foyer	Main	6`8" x 3`3"
Furnace/Utility Room	Basement	7`11" x 5`3"
Bedroom - Primary	Basement	12`9" x 9`9"
2pc Bathroom	Main	5`5" x 4`6"

Legal/Tax/Financial

Condo Fee:  
**\$300**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d111**

Legal Desc: **7710736**

Remarks

Pub Rmks: **Discover a fantastic opportunity that blends a prime location, affordability, and incredible potential. This corner bi-level unit boasts over 900 sqft of living space, featuring 2 spacious bedrooms and 1.5 bathrooms. The main level is highlighted by a grand living area with a charming fireplace, large windows, and access to a private balcony. Adjacent is a bright dining room that flows into the kitchen. Downstairs, you'll find a laundry room, a full bath, and the bedrooms. The home offers endless design possibilities. Situated just a short walk from the lively 17th Ave but nestled on a quiet one-way street, this home offers both convenience and tranquility. The area features beautiful infills and low traffic, creating a peaceful and secure environment. With proximity to parks and schools, this property is an ideal starter home or rental opportunity for years to come. Don't miss out on this remarkable chance!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Mountain View)**

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





