



THE
A-TEAM

**RE/MAX
FIRST**

1411 7 Avenue #115, Calgary T2N 0N3

MLS®#: **A2177657**

Area: **Hillhurst**

Listing Date: **11/15/24**

List Price: **\$248,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

6

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,Hot Water**
Sewer:
Ext Feat: **Playground,Private Entrance**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator**
Int Feat: **Closet Organizers,Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`3" x 51`0"
Dining Room	Main	7`4" x 7`5"
Living Room	Main	14`0" x 21`4"

Room	Level	Dimensions
Bedroom	Main	10`7" x 10`4"
Kitchen	Main	6`9" x 7`1"
Bedroom - Primary	Main	14`0" x 14`11"

Legal/Tax/Financial

Condo Fee:
\$514

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 9111087

Remarks

Pub Rmks: **LOCATION, LOCATION, great LOCATION + Parking Stall. This beautiful CORNER END UNIT located in the desirable community of Hillhurst comes with 2 great sized bedrooms and 1 large bathroom with extended vanity and mirror. Stepping inside the spacious entry way you'll find a functional open floor plan featuring a large living room with access to the dining room and the kitchen area. Laundry is conveniently located just down the hall. Riley Park, Hillhurst Community center, Downtown ,SAIT , Alberta University of the Arts, CT train , schools, parks, movie theatre, restaurants, library, paths and recreation centre are all WITHIN WALKING DISTANCE. Come and see for yourself what makes this incredible home so special! This is an adult (18+) only building.**

Inclusions: **None**
Property Listed By: **PREP Realty**

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





