



THE
A-TEAM

**RE/MAX
FIRST**

5720 2 Street #113, Calgary T2R 3B3

MLS® #: **A2177811** Area: **Manchester** Listing Date: **11/07/24** List Price: **\$249,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Parkade, Underground

Finished Floor Area

Abv Sqft: **668**
 Low Sqft:
 Ttl Sqft: **668**

DOM

14
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: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`11" x 6`1"	Kitchen	Main	8`7" x 7`8"
Dining Room	Main	6`11" x 7`8"	Living Room	Main	16`10" x 11`10"
Bedroom - Primary	Main	12`1" x 9`11"	4pc Bathroom	Main	4`11" x 9`11"
Walk-In Closet	Main	4`0" x 7`11"	Laundry	Main	3`0" x 3`3"

Legal/Tax/Financial

Condo Fee: **\$473** Title: **Fee Simple** Zoning: **DC**

Legal Desc: 0513847

Fee Freq:
Monthly

Remarks

Pub Rmks: **BACK ON THE MARKET DUE TO FINANCING! This spacious main floor unit features an open layout which includes high ceilings, a den/office, kitchen with breakfast bar, stainless steel appliances, granite counter tops, dining area & large living room with a corner gas fireplace and views overlooking the park/playground out back. A walk through 4 pc bathroom and spacious primary bedroom with walk-in closet complete this great unit. This unit has brand new flooring, paint & stainless steel appliances with transferable 5 yr warranty. Underground parking stall (#13) as well as a storage unit (#13). Private patio with great views and gas hook with BBQ included. This unit shows well and is move in ready. Call to book your private viewing today!**

Inclusions: N/A
Property Listed By: Charles

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





