



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**518 33 Street #202, Calgary T2N2W4**

MLS® #: **A2178151**

Area: **Parkdale**

Listing Date: **11/08/24**

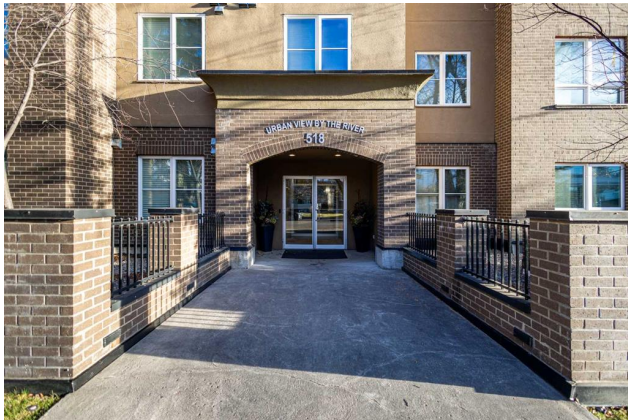
List Price: **\$449,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **923**  
Low Sqft:  
Ttl Sqft: **923**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat**  
Heating: **Radiant**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`9" x 11`7"	4pc Ensuite bath	Main	0`0" x 0`0"
Living Room	Main	12`0" x 16`5"	Kitchen	Main	8`5" x 9`5"
Foyer	Main	6`4" x 8`2"	Bedroom	Main	9`3" x 11`7"
4pc Bathroom	Main	0`0" x 0`0"	Balcony	Main	6`10" x 11`6"

Legal/Tax/Financial

Condo Fee:  
**\$707**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0814357**

Remarks

Pub Rmks: **Welcome to Urban Views by the River—the place to be! Nestled in the sought-after community of Parkdale, this stunning residence is just steps from the Bow River and offers unbeatable access to downtown, Foothills Hospital, Children's hospital, major transit routes, and prime shopping. This spacious SECOND FLOOR CORNER unit with 10' ceilings and nearly 1,000 sq. ft. of beautifully updated living space, complete with brand NEW FLOORING and fresh paint throughout. The primary bedroom features ample closet space and a walk-through closet that leads to a private 4-piece ensuite. The generous second bedroom, main bathroom, and in-suite laundry add extra convenience, while the underground parking and storage unit offer all the practical perks. Relax and unwind on the large SE-facing deck—the perfect spot to catch the sunrise each morning—or cozy up by the stone-facing fireplace in your new living room. Don't miss the chance to make this stunning unit your own!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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









