



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 50 Avenue #312, Calgary T2S 1H3**

MLS® #: **A2178158**

Area: **Windsor Park**

Listing Date: **11/07/24**

List Price: **\$264,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **909**  
Low Sqft:  
Ttl Sqft: **909**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Guest,Plug-In,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 10`7"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`11" x 12`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$631**

Title:  
**Fee Simple**

Zoning:  
**R-CG**

Fee Freq:  
**Monthly**

Legal Desc: **0715716**

Remarks

Pub Rmks: **ATTENTION! TOP FLOOR, END UNIT, 2 Bedroom Condo available in Windsor Park! This is an incredible opportunity in this market. This well established condominium is well run and well taken care and is available now. This large, well laid out property has just received a full NEW PROFESSIONAL PAINT JOB and BRAND NEW CARPETS throughout! The main living space is open, bright, and well laid out. A spacious kitchen includes modern cabinetry, all black appliances package and Granite Counters, which includes a large island for socializing and casual dining. The kitchen actually includes a large dedicated pantry and full height cabinets which provides you with enough space for all the kitchen appliances, pots, pans and dining ware you need. A feature of this property is the main living room, which is large and ample for a comfortable space for day to day living and socializing. A dedicated dining room provides that little extra, where you can enjoy the separation of space and not be crowded and desiring more space as those other new micro condos. This is a step above... The property has been outfitted with a great amount of large, newer windows that provides an abundance of natural light enhancing the bright and spacious space. The Master Bedroom is very spacious and has a westerly facing window. The second bedroom also leaves nothing left to be desired, great for a couple of young professionals, a growing family or scalable for that growth. Don't forget about in-unit storage and Laundry! Now is the time to take advantage of this opportunity, with a great location, minutes to downtown, Britannia, Chinook Centre, the restaurants and shops of Macleod Trail and City Transit, there is nothing left to be desired! Come and view today!**

Inclusions: **None**  
Property Listed By: **MaxWell Canyon Creek**

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









