



THE
A-TEAM

**RE/MAX
FIRST**

1730 7 Street #203, Calgary T2T 2W6

MLS® #: **A2178380**

Area: **Lower Mount Royal**

Listing Date: **11/09/24**

List Price: **\$199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade**

Finished Floor Area

Abv Sqft: **500**

Low Sqft:

Ttl Sqft: **500**

DOM

12

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Flat**
Heating: **Boiler, None**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Storage, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 4`11"
Kitchen	Main	9`11" x 10`0"

Room	Level	Dimensions
Bedroom - Primary	Main	9`3" x 12`3"
Living Room	Main	7`11" x 10`1"

Legal/Tax/Financial

Condo Fee:
\$576

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

0510018

Monthly

Remarks

Pub Rmks:

Welcome to the heart of Calgary's vibrant downtown! Located in the sought-after Lower Mount Royal community, just steps off the Beltline, this charming condo offers the perfect blend of urban convenience and neighborhood charm. With shopping, grocery stores, restaurants, bars, and vibrant nightlife all within walking distance, everything you need is right outside your door. Perfectly situated, this condo boasts close proximity to the Saddledome, public transit, —making it ideal for various lifestyles. Inside, you'll find a thoughtfully designed layout featuring a spacious 4-piece bathroom, a well-equipped kitchen, and the convenience of in-unit laundry. Additional perks include an assigned parking stall, a storage unit, and a meticulously maintained building that radiates pride of ownership. This single unit is priced under \$200,000, making it a fantastic opportunity for first-time buyers or investors looking to own a piece of one of Calgary's top communities. Don't miss out on this rare find—affordable downtown living at its finest!

Inclusions:

N/A

Property Listed By:

CIR Realty

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





