



THE
A-TEAM

**RE/MAX
FIRST**

7301 4A Street #201B, Calgary T2V 4V8

MLS®#: **A2178522** Area: **Kingsland** Listing Date: **11/11/24** List Price: **\$220,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parking Lot, Plug-In, Stall

Finished Floor Area

Abv Sqft: **655**
 Low Sqft:
 Ttl Sqft: **655**

DOM

9

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **0**

Utilities and Features

Roof:
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Wood Frame, Wood Siding**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
 Int Feat: **Laminate Counters, No Smoking Home, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`9" x 11`7"	Living Room	Main	13`9" x 11`7"
4pc Bathroom	Main	4`11" x 7`11"	Laundry	Main	7`5" x 5`0"
Kitchen	Main	7`5" x 6`4"	Dining Room	Main	9`10" x 8`2"
Storage	Main	5`7" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8010711**

Remarks

Pub Rmks: **Welcome home, to this second story, North/ East facing, spacious, move-in ready 1 BEDROOM, 1 bathroom unit, nestled in the heart of Kingsland. This home is ideal for investors and homeowners alike. This complex even has a PROPERTY MANAGER that will manage your investment for you,(for true hands off investment) Or you can manage it your self. This home features a large open living and dining area, with a cozy wood burning fireplace. Not only is this home comfortable it is easy walking distance to all the necessary AMENITIES just minutes away. Step outside on to your private secure second story balcony, complete with an exterior STORAGE closet. Enjoy large trees and watch the birds and squirrels frolicking in the treed quiet courtyard. The PRIMARY bedroom offers a peaceful retreat with a HUGE window and large closets, while the functional kitchen provides essential amenities for everyday cooking and has a large pantry with connections for your own IN SUITE LAUNDRY hookup. There is ASSIGNED parking stall (R3) is close to the front entrance of the building. The building also has COMMON LAUNDRY facilities across the hall from the unit. This home offers everything needed for maintenance-free living in a peaceful, serene setting. Steps to bus routes, Chinook Mall, C-train, and all schools and parks, this is the perfect place for investors, downsizers or first time homeowners. Check out the WEBSITE for more picture.**

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

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







