



THE
A-TEAM

**RE/MAX
FIRST**

825 4 Street #202, Calgary T2E 3S9

MLS® #: **A2178554** Area: **Renfrew** Listing Date: **11/15/24** List Price: **\$269,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1991**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Alley Access,Assigned,Off Street,Parking Lot,Plug-In,Stall

Finished Floor Area

Abv Sqft: **738**
 Low Sqft:
 Ttl Sqft: **738**

DOM

5

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle,Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Garden**

Construction: **Aluminum Siding ,Brick**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 7`6"	Bedroom	Main	8`8" x 8`10"
Dining Room	Main	5`11" x 8`3"	Kitchen	Main	9`2" x 7`8"
Living Room	Main	11`6" x 16`0"	Bedroom - Primary	Main	10`11" x 12`10"
Flex Space	Main	6`0" x 6`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$628

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 9111319

Remarks

Pub Rmks: **OPEN HOUSE Sunday November 17 from 12-3pm. WELCOME HOME! This cute updated unit boasts a chic and modern living space with great use of space. It's perfect for your new space or a starter investment. As soon as you walk in the door, you'll love the operational gas fireplace and feature mantle that create a space perfect for relaxing after a long day. You're going to love cooking in the kitchen with decent counter space, double sinks, nice size pantry, and new Fridge and Stove. Down the hall you'll find two decent sized bedrooms, both with closet organizers. You'll also find the bathroom, laundry room with new Washer and Dryer, and large storage room that could be used as an office! Yes, that's right, this unit has in-suite laundry, and a parking spot with plug-in reserved just for you in a private parking lot out back. A quiet and well-maintained boutique building, you only have one quiet neighbour above, but no one on either side. Your new unit spans one entire side of the building, meaning you have windows that face in 3 different directions (East, South, and West). You can't beat this location either! Just steps off Edmonton Trail within walking distance to Diner Deluxe, Taqueria El Charrito, Boogies Burgers, Courtyard Pub, Elite Brewing & Cidery, and MORE! A short walk down the hill and you're in downtown. Don't wait, request a showing with us today before it's too late! Check out the YouTube video tour as well.**

Inclusions:
Property Listed By: **Movable kitchen cart/island
CIR Realty**

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







