



THE
A-TEAM

**RE/MAX
FIRST**

618 2 Avenue #403, Calgary T2M0E1

MLS® #: **A2179027**

Area: **Sunnyside**

Listing Date: **11/23/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **930**
Low Sqft:
Ttl Sqft: **930**

DOM

59
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Cedar,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 12`9"	Dining Room	Main	10`0" x 9`0"
Kitchen	Main	11`8" x 9`2"	Bedroom - Primary	Main	13`1" x 9`6"
Bedroom	Main	12`2" x 9`0"	Laundry	Main	8`6" x 4`10"
4pc Bathroom	Main	5`1" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$653

Title:
Fee Simple

Zoning:
M-CG

Fee Freq:
Monthly

Legal Desc: **7810987**

Remarks

Pub Rmks: **TOP FLOOR UNIT!!! Awesome Quiet Location in the heart of Sunnyside. Excellent Open Concept Floor Plan perfect for entertaining. This bright large two bedroom unit is in move in ready condition. The spacious Kitchen has been updated with granite countertops, dark rich cabinetry, soft close draws and Stainless Steel Appliances. The kitchen has ample room for an eat-in table. After dinner relax in front of your wood burning fireplace in your large living room with patio doors that lead to a covered balcony with South Exposures and Downtown Views. Both bedrooms are a good size one featuring an extra deep closet The 4pce bath has been renovated with granite countertops, newer vanity and a beautiful tub surround. Separate laundry room in unit with full size washer & dryer, extra cabinets and some storage. This location is within easy walking distance to the Downtown(Peace Bridge), Sunnyside LRT, Trendy Kensington shopping district and the Bow River Walking/Cycling Pathways. Pets are allowed with board approval. Bike storage and one parking stall # 15. This condo is an exceptional choice for those seeking modern living and convenience.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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









