



THE
A-TEAM

**RE/MAX
FIRST**

1917 24A Street #303, Calgary T3E 1V4

MLS®#: **A2179166**

Area: **Richmond**

Listing Date: **11/14/24**

List Price: **\$295,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **880**
Low Sqft:
Ttl Sqft: **880**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Secured,Stall,Underground

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`9" x 10`8"	Living Room	Main	14`2" x 11`2"
Bedroom - Primary	Main	13`10" x 9`6"	Bedroom	Main	13`10" x 9`7"
4pc Bathroom	Main		Den	Main	13`2" x 8`1"
Laundry	Main				

Legal/Tax/Financial

Condo Fee:
\$632

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **8211550**

Remarks

Pub Rmks: **Welcome Home!! This spacious and bright, top floor home is move-in ready and features 2 bedrooms + den and an open floorplan. The well appointed kitchen has plenty of cabinets, granite counters, stainless steel appliances, tiled backsplash and is open to the dining and living rooms perfect for any size of gathering with family and friends. The living room has plenty of natural light from the large patio doors leading to your west facing covered private balcony. There are 2 good sized bedrooms, one with a murphy bed, the main bath and a den/laundry room with plenty of built-in storage cabinets. You also get an assigned parking stall in the heated underground parkade. Glengarry House is located just steps from 17th Avenue, and has great access transit, major thoroughfares and only mins to Westbrook mall and downtown. Perfect for the first time buyer or investor. Don't miss out!**

Inclusions:
Property Listed By: **murphy bed frame
RE/MAX First**

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







