



THE
A-TEAM

**RE/MAX
FIRST**

1906 12 Street, Calgary T2T 3N2

MLS®#: **A2179429**

Area: **Lower Mount Royal**

Listing Date: **11/15/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,924**
Low Sqft:
Ttl Sqft: **1,924**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **City Lot,Low Maintenance Landscape**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Plug-In,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Central Vacuum,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`0" x 13`4"
Kitchen	Main	17`2" x 8`5"
Bedroom - Primary	Second	14`3" x 11`9"
5pc Ensuite bath	Second	13`2" x 6`7"
Loft	Third	21`1" x 17`6"
Furnace/Utility Room	Lower	6`1" x 6`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`9" x 9`8"
2pc Bathroom	Main	5`1" x 4`4"
Bedroom	Second	12`11" x 14`6"
4pc Ensuite bath	Second	9`0" x 9`0"
Laundry	Lower	10`9" x 6`1"

Condo Fee:
\$508

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9612294**

Remarks

Pub Rmks: **Are you a professional single or couple?..... Do you need an extra LOFT space for a home OFFICE/FITNESS area, or art STUDIO, complete with custom BUILT-IN desks and storage? Do you dream of living in an EXECUTIVE neighborhood with multi-million-dollar homes up the street? Do you desire a fully renovated, high-end CUSTOM home featuring exquisite details like CUSTOM cabinetry, hidden FLAT-PANEL fridges, a sleek MAGNETIC GLASS fireplace, INDUCTION cooktop, coffee bar, and a stunning stone island? Do you envision yourself in a home with TWO expansive PRIMARY bedrooms, each with a luxurious ENSUITE'S. Do DUAL sinks and MASSIVE SHOWERS come to mind? Do you deserve the comfort of DUAL FURNACES and AIR CONDITIONING for year-round climate control? Do you like to scrape ice off your car in the winter NO ? Then park in the large DOUBLE attached garage. Do you want to enjoy the convenience of walking to local RESTAURANTS, bars, and amenities? Do you value the convenience of CONDO LIVING with NO EXTERIOR MAINTENANCE, allowing you to LOCK and LEAVE whenever you travel? Do you deserve to live this inner-city executive lifestyle, just a short walk from downtown. YES ?? WELL, this should be your new home. We can not list of the amazing features here. Call your favorite Realtor with an eye for detail to view this home for yourself. (Click on the website link for more details)**

Inclusions:
Property Listed By: **Built in Coffee system in Kitchen, Curved Samsung tv in Living room
CIR Realty**

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







