



THE
A-TEAM

**RE/MAX
FIRST**

1810 16 Street #102, Calgary T2T 4E2

MLS®#: **A2179819**

Area: **Bankview**

Listing Date: **11/19/24**

List Price: **\$268,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **720**
Low Sqft:
Ttl Sqft: **720**

Lot Information

Lot Sz Ar: **5,479 sqft**
Lot Shape:

DOM

32
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Landscaped**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Concrete,Metal Siding,Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 9`10"	Living Room	Main	11`10" x 10`9"
Dining Room	Main	11`10" x 6`10"	Bedroom	Main	9`2" x 10`6"
4pc Bathroom	Main	8`11" x 4`11"	Bedroom - Primary	Main	10`11" x 13`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$619

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0510335

Remarks

Pub Rmks: **Welcome to the Zeven! This 7-Unit building offers style and comfort with easy accessibility to Downtown, Parks, Restaurants, Cafes, Universities, and Hospitals. This lovely unit has seen recent modern upgrades and is in excellent condition. and is presently vacant. The features of this lovely 2-bedroom condominium unit include a large open-concept kitchen with plenty of storage and counter space adjacent to a large living area that offers plenty of natural light. Off the living room is your private balcony with views of Downtown Calgary. Additionally, features of this unit include new laminate flooring, an updated bathroom, and an all-in-one washer/dryer in an oversized storage closet behind glass sliding doors. The 2 Bedrooms in this condominium unit are generous in size and offer ample closet space. The interior doors and casing have all been upgraded and some of the appliances such as the fridge, electric stove, and microwave hood-fan have been replaced in the last 3 years. Along with this unit comes 1 assigned parking stall. The building is pet-friendly subject to Condo Approval. Notably, the residents of this complex are respectful, friendly, and noise conscious toward one another. A full building envelope was updated 10 years ago, including all patio doors, windows, stucco, siding, fascia, soffits, and eaves. The building also includes a new roof installed in 2021. The Condo Board has been extremely diligent in taking care of this complex and pride in ownership is evident. The building also has a healthy reserve fund and is a self-managed Condo Board. If you are seeking a modern, clean, and affordable 2-bedroom condominium unit steps away from 17th Avenue, Downtown Calgary along with some of Calgary's best amenities, then do not let this opportunity get away. Book your showing today and experience the magic of living in the Zeven!**

Inclusions: NONE

Property Listed By: Century 21 Bravo Realty

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



102-1810 16 St SW, Calgary, AB

Main Floor Interior Area 720.45 sq ft

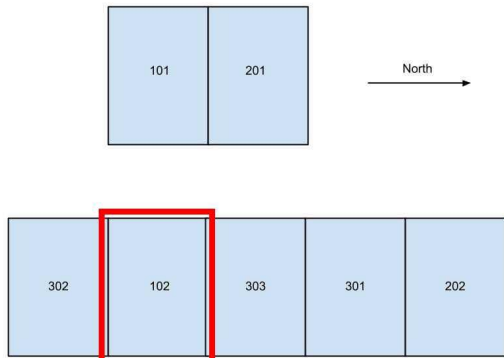


PREPARED: 2023/1/28

While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.







Zeven Parking

