

41 6A Street #104, Calgary T2E 4A2

MLS® #: **A2180314** Area: **Bridgeland/Riverside** Listing Date: **11/20/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **925**
 Low Sqft:
 Ttl Sqft: **925**

DOM

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

Parking

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

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 5`0"	Bedroom	Main	8`11" x 9`10"
Dining Room	Main	6`7" x 10`2"	Kitchen	Main	13`2" x 10`2"
Living Room	Main	16`6" x 20`9"	Bedroom - Primary	Main	12`4" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$692

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0913006**

Remarks

Pub Rmks: **Located in the heart of Bridgeland, this desirable two-bedroom condo hosts exemplary finishes, a premium location and a rare design that encompasses nearly one thousand square feet of living space! This is the perfect live-in or rent-out investment and it is located within a premier boutique building of only sixteen units! This coveted corner unit has its own personal front door through the walk-up patio. This allows you to have the best of both worlds, a low maintenance lifestyle living in a condo, but the benefits of having your own entrance which makes it feel more like home. From the moment you walk in, your will be impressed by the meticulous care and thoughtful design of this home. The open concept design has 9' ceilings and features stunning hard wood floors under a plethora of natural light from the many windows throughout the space. The beautifully appointed kitchen has luxurious finishes with a neutral palette that is timeless in design. The kitchen showcases extended cabinetry, complimented by granite countertops, full-sized professional appliances and designer backsplash. The extravagant island has space for four and a rare and welcomed formal dining area sits adjacent to the island. The dining room could be flex space or an in-home office - or with this generous square footage you can have both! From here, the dining area seamlessly transitions into the living room, an unforgettable space for friends and family to gather. The living room is adorned with light as it hosts beautiful windows and a floor to ceiling glass door that accesses your picturesque patio, a retreat for summer nights with your loved ones. A spectacular feature of this condo is that this unit offers a desirable street view from the balcony and the raised balcony ensures privacy as it is enveloped with its serene and lush landscaping, a private outdoor oasis! When your day comes to an end, unwind in your primary retreat. The bedrooms are ensconced on one of the unit offering the ideal configuration for privacy and versatility between guests or roommates. The primary has space for a king-sized bed alongside a spacious closet. The second bedroom is ample in size and can be used as a guest room, office or gym. The four-piece bath sits in between the bedrooms and has matching granite counter tops with an extended vanity! This unit features in-suite laundry and in our winter months you will love your heated, underground parking stall. For those with furry friends, this complex backs directly unto a small off leash park. Bridgeland is an award-winning community with walkability to Downtown Calgary and quick access to transit. The area is affluent & offers top-rated restaurants, coffee shops, grocery store, schools a dog park and a plethora of natural pathway systems alongside the Bow-River and Princess Island Park. Perfect for those looking to right-size, this townhome has exceptional value & leaves nothing to be desired! No weight restriction on pets (board approval), furniture negotiable**

Inclusions:
Property Listed By: **Furniture Negotiable
Real Estate Professionals Inc.**

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











