



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 23 Avenue #207, Calgary T2S 0J1**

MLS® #: **A2180917**

Area: **Mission**

Listing Date: **11/28/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Finished Floor Area

Abv Sqft: **607**  
Low Sqft:  
Ttl Sqft: **607**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**23**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned,Stall**

Utilities and Features

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

Construction: **Brick**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 8`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 7`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 9`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`0" x 3`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`4" x 10`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`4" x 3`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$439**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **0211296**

Remarks

Pub Rmks: **Welcome to Unit #207 at 112 23 Ave SW, an exceptional freshly painted 1-bedroom, 1-bath condo perfectly situated in the heart of Calgary. This unit features a bright and open layout designed for comfortable living and entertaining. As you enter, you're greeted by a spacious foyer with ample closet space, leading to a well-appointed kitchen with generous cabinetry, plenty of counter space, and a convenient eat-up breakfast bar. The dining area seamlessly transitions into the oversized living room, offering endless possibilities for furniture arrangement and design. Step outside through the double balcony doors to an impressive 11' x 11' balcony, ideal for relaxing or entertaining while enjoying peaceful views of the nearby river and quiet surroundings. The large, sunlit bedroom features a sizable window with partial river views and is conveniently located next to the full 4-piece bathroom. Additional perks include a euro-style washer/dryer combo in the storage closet, providing enhanced storage capacity compared to traditional units. This unit comes with an assigned parking stall and is just steps away from Lindsey Park and Calgary's vibrant river pathways. Real hardwood floors, an unbeatable layout, and a prime location make this property an excellent investment opportunity or a perfect place to call home. Don't miss your chance to live or invest in this fantastic property. Schedule your showing today!**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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





