



THE
A-TEAM

**RE/MAX
FIRST**

1502 21 Avenue #304, Calgary T2T 0M7

MLS®#: **A2181097** Area: **Bankview** Listing Date: **12/10/24** List Price: **\$210,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1968**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **537**
 Low Sqft:
 Ttl Sqft: **537**

DOM

11
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick,Concrete**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Jetted Tub,Laminate Counters,No Smoking Home,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 10`9"	Kitchen	Main	9`0" x 7`4"
Dining Room	Main	8`3" x 7`3"	Bedroom - Primary	Main	12`10" x 9`0"
Foyer	Main	4`3" x 4`0"	4pc Bathroom	Main	7`3" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$431** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0111280**

Remarks

Pub Rmks: **This impeccably maintained condo combines comfort, style, and functionality in the sought-after community of Bankview. The space is beautifully finished with rich wood laminate flooring, big bright windows, and high-quality newer cabinets. The kitchen features ceramic tile, frosted glass cabinet fronts, and recessed halogen lighting, creating a modern and distinctive atmosphere. Extended cabinetry includes a built-in workstation by the window, providing a practical and stylish space for work or study. With ample drawers, closets, and a private storage room downstairs, this home offers exceptional storage solutions. The architectural details, including exposed beams, add charm and character, while the spacious west-facing balcony is the perfect spot to unwind or enjoy evening BBQs. The unit is part of a quiet concrete building, ensuring peace and privacy, and includes free access to front-load laundry machines. Located just two blocks from the vibrant 17th Avenue SW, this home is surrounded by excellent amenities. Nearby parks include Tomkins Park, a charming green space with mature trees and seating areas, and Nimmons Park, offering open spaces for relaxation and recreation. For dining options, residents can enjoy local favourites such as Buon Giorno Ristorante Italiano, known for its authentic Italian cuisine, and Bira 17 Bar & Kitchen, offering a diverse menu in a modern setting. Cafés like Qamaria Yemeni Coffee Co. provide cozy spots for coffee enthusiasts. Commuting is simple, with a bus stop one block away and the Sunalta CTrain station a short 15-minute walk. Downtown Calgary is also within easy reach, whether by bike or on foot. The property includes a private parking stall and plenty of street parking, ensuring convenience for residents and guests alike. This home blends modern style with a prime location, offering a lifestyle you'll be proud to call your own.**

Inclusions: n/a
Property Listed By: **Century 21 Bamber Realty LTD.**

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









