



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1727 54 Street #211, Calgary T2A 1B7**

MLS®#: **A2181771**      Area: **Penbrooke Meadows**      Listing Date: **12/02/24**      List Price: **\$260,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2010**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential Apartment**  
**Calgary**  
**2010**

Finished Floor Area  
 Abv Sqft: **739**  
 Low Sqft:  
 Ttl Sqft: **739**

**Underground**

DOM

**50**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
 Int Feat: **Breakfast Bar,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 14`8"
Kitchen	Main	11`5" x 8`4"
4pc Bathroom	Main	4`11" x 8`8"

Room	Level	Dimensions
Bedroom - Primary	Main	12`6" x 10`7"
Bedroom	Main	11`6" x 9`1"
Laundry	Main	5`7" x 6`11"

Legal/Tax/Financial

Condo Fee: **\$572**  
 Title: **Fee Simple**  
 Fee Freq:

Zoning: **C-COR2**

Monthly

Legal Desc: 1010721

Remarks

Pub Rmks: **Don't miss out on this great opportunity to own a 2 BEDROOM + 1 BATH CONDO in the Bella Casa Building. As you enter, you are welcomed with an open concept floor plan and a functional kitchen with raised eating bar and good counter space. The primary bedroom features a large WALK-IN CLOSET. There is a good size In-suite laundry room with plenty of storage space. Included is a heated underground titled parking stall. The building has a beautiful outdoor courtyard, covered gazebo and a BBQ area, perfect for families to get together. Steps away to the Bus Rapid Transit ,Elliston Park and International Avenue with tons of shops and restaurants. Building is pet friendly and subject to approval.**

Inclusions: **N/A**  
Property Listed By: **Grand Realty**

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





