



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**824 4 Avenue #305, Calgary T2N 0M8**

MLS® #: **A2182220**      Area: **Sunnyside**      Listing Date: **12/05/24**      List Price: **\$345,000**  
 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: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **740**  
 Low Sqft:  
 Ttl Sqft: **740**

DOM

**48**  
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**

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

Kitchen Appl: **Dishwasher, Electric Stove, Freezer, Microwave Hood Fan**  
 Int Feat: **Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 17`3"	Kitchen	Main	8`2" x 5`2"
Dining Room	Main	8`2" x 5`2"	Bedroom - Primary	Main	12`0" x 10`6"
Bedroom	Main	10`0" x 11`0"	4pc Bathroom	Main	5`0" x 6`9"

Legal/Tax/Financial

Condo Fee: **\$569**      Title: **Fee Simple**      Zoning: **M-CG**  
 Fee Freq:

Legal Desc:

0710111

Monthly

Remarks

Pub Rmks:

**This south-facing corner unit is bathed in natural light, accentuating the open floorplan. The inviting living room features custom built-in shelving from California Closets, providing style and functionality . The large kitchen features a generous granite island and sleek stainless steel appliances. With two generously sized bedrooms, including a large primary suite, this condo offers ample space for relaxation and storage. Enjoy the convenience of laundry hookups within the unit, or take advantage of the laundry room in the basement. Located on a peaceful, tree-lined street, you'll appreciate easy access to the C train, making commuting to downtown, the University of Calgary, and SAIT a breeze. Unwind at the nearby off-leash dog park on McHugh Bluff or explore the walking and biking paths that surround you. Step outside onto your private balcony to relax in the summer or soak in the City views. This vibrant community offers all amenities including shops, restaurants, and pubs. The Excelsior also provides secure bike storage and an assigned parking stall, with plug in for those chilly winter mornings. Don't miss your chance to call this exceptional property your new home!**

Inclusions:

N/A

Property Listed By:

Royal LePage Mission Real Estate

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















