



THE
A-TEAM

**RE/MAX
FIRST**

310 4 Avenue #303, Calgary T2E0J3

MLS® #: **A2182254** Area: **Crescent Heights** Listing Date: **12/04/24** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

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

Finished Floor Area
 Abv Sqft: **788**
 Low Sqft:
 Ttl Sqft: **788**

DOM

49
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: **Cement Fiber Board,Concrete**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`6" x 10`11"	Bedroom	Main	11`1" x 10`0"
4pc Bathroom	Main	7`10" x 4`11"	Storage	Main	5`4" x 2`2"
Laundry	Main	2`10" x 2`4"	Entrance	Main	4`3" x 3`1"
Kitchen	Main	6`3" x 7`4"	Dining Room	Main	7`1" x 7`9"
Living Room	Main	16`8" x 13`1"	Balcony	Main	10`6" x 3`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$599

Fee Simple

M-CG

Fee Freq:

Monthly

Legal Desc:

0812403

Remarks

Pub Rmks:

Welcome to Crescent View! Built in 1976, this cozy apartment style condo boasts 2 bedrooms, 1 bathroom, and 788.3 square feet of meticulously designed living space. With many upgrades including an updated kitchen and flooring throughout, this condo is move in ready. Located just North of downtown in the sought-after community of Crescent Heights, you are only moments away from all the city has to offer including parks, schools, walking/bike paths, shopping, and dining. Don't miss this opportunity to make this condo your own. Schedule a private viewing today and see all that this wonderful unit has to offer!

Inclusions:

N/A

Property Listed By:

Baxter & Associates Real Estate Services

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







