



THE
A-TEAM

**RE/MAX
FIRST**

1010 RAILWAY Street #309, Crossfield T0M0S0

MLS® #: **A2182646** Area: **NONE** Listing Date: **12/10/24** List Price: **\$199,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Crossfield**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **724**
 Low Sqft:
 Ttl Sqft: **724**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Outside,Parking Lot,Parking Pad,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**
 Int Feat: **Elevator,Laminate Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	18`7" x 12`0"	Bedroom	Main	14`11" x 9`6"
Living Room	Main	11`8" x 10`1"	Kitchen	Main	12`11" x 10`0"
Storage	Main	5`7" x 3`6"	4pc Bathroom	Main	4`11" x 7`7"
4pc Ensuite bath	Main	4`11" x 7`9"			

Legal/Tax/Financial

Condo Fee: **\$425** Title: **Fee Simple** Zoning: **CBD**

Fee Freq:
Monthly

Legal Desc: **0815824**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this top-floor, corner-unit condo—the largest in the building! Boasting 2 spacious bedrooms and 2 full 4-piece bathrooms, this well-maintained gem offers peaceful east views from the large living room window. The bright, open-concept design seamlessly connects the kitchen and living room, complemented by ample kitchen cabinetry and an additional hallway storage room. The primary bedroom features a king-size layout, a walk-in closet, and a private ensuite, while the generous secondary bedroom easily accommodates a queen bed. Located in a quiet complex above shops and amenities—including a Main Street laundromat—this unit also comes with an assigned parking stall and affordable condo fees covering water, heat, and sewer. With its current rental status and a quick 15-minute commute to Airdrie, this condo is a fantastic opportunity for investors or those seeking a peaceful retreat from city life.**

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

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







