



THE
A-TEAM

**RE/MAX
FIRST**

1410 2 Street #412, Calgary T2R 1R1

MLS® #: **A2182994** Area: **Beltline** Listing Date: **12/11/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1995**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **893**
 Low Sqft:
 Ttl Sqft: **893**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Playground**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Storage**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 12`5"	Kitchen	Main	14`6" x 8`2"
Dining Room	Main	9`7" x 7`6"	Bedroom - Primary	Main	14`2" x 11`2"
Bedroom	Main	14`4" x 9`2"	4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	Laundry	Main	7`1" x 2`11"

Legal/Tax/Financial

Condo Fee: **\$638** Title: **Fee Simple** Zoning: **CC-MH**

Legal Desc:

9610209

Fee Freq:
Monthly

Remarks

Pub Rmks: **Excellent well maintained two bedroom, two bathroom open plan with upgrades including flooring, interior painting, bathroom fixtures and taps, spacious kitchen with island open to the expansive living dining areas, tall open 10 ft. ceiling, spacious primary bedroom with full ensuite, titled underground parking. Excellent location close to downtown, Stampede grounds, restaurants, pubs and shopping**

Inclusions:
Property Listed By: **none
Royal LePage Solutions**

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







