



THE
A-TEAM

**RE/MAX
FIRST**

1904 10 Street #205, Calgary T2T 3G1

MLS® #: **A2183576** Area: **Lower Mount Royal** Listing Date: **01/07/25** List Price: **\$229,500**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1962**

Finished Floor Area
 Abv Sqft: **508**
 Low Sqft:
 Ttl Sqft: **508**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`4"	Kitchen	Main	11`0" x 8`4"
Bedroom - Primary	Main	12`0" x 10`0"	Entrance	Main	6`0" x 3`0"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$361** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0512815

Remarks

Pub Rmks: **Property is conditionally sold. Charming one-bedroom suite in the popular "Modella"...perfect for first-time buyers or investors. This is a well-run building in an unbeatable location...2 blocks off 17th Ave with a walk-score of 98/100 ("a walker's paradise where daily errands don't require a car"). Solid concrete building (no PTC) with an elevator. This unit is on the quieter rear side of the building and has the best one bedroom layout in the building: over 500 square feet with access to the bedroom off a hallway, not off the living room. Open plan with stylish, modern finishes and hardwood-laminate floors throughout. Spacious living room is open to the kitchen and features bulkhead lighting and sliding glass doors to a private balcony. Fantastic kitchen with loads of contemporary-style cabinetry, excellent workspace, counter overhang for dining and entertaining, stainless appliances and updated lighting. Bright bedroom with large window and walk-in closet. Stylish bathroom with large-scale tile, generous vanity and combination soaking tub/shower. Entry closet and an additional storage closet. European washer/dryer combo in the suite...there's also a common laundry room in the building. Parking is easy with plenty of on-street options, residential permits and a bike storage room. No short-term rentals allowed. Vacant for quick possession and easy showings...**

Inclusions:
Property Listed By: **None
Century 21 Bamber Realty LTD.**

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







