



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4704 STANLEY Road #302, Calgary T2S 2R2**

MLS® #: **A2184576**

Area: **Elboya**

Listing Date: **01/07/25**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential  
Apartment  
Calgary  
2009**

Finished Floor Area

Abv Sqft: **1,115**

Low Sqft:

Ttl Sqft: **1,115**

**Assigned, Underground**

DOM

**15**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Hardwood, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Elevator, Granite Counters, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7' 0" x 6' 9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10' 4" x 8' 10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12' 3" x 10' 4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12' 3" x 10' 4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12' 9" x 9' 4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12' 3" x 8' 4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17' 2" x 20' 10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$1,012**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0914377**

Remarks

Pub Rmks: **Welcome to this exceptional 2-bedroom, 2-bathroom penthouse in one of Calgary's most desirable areas, located in the highly sought-after Elboya community. Situated just steps away from Chinook Centre, Stanley Park, and minutes from downtown, this stunning home offers unparalleled convenience and style. This beautiful penthouse features an open-concept layout, perfect for modern living and entertaining. The spacious living room includes a cozy fireplace, creating an inviting atmosphere to relax or host guests. The large, contemporary kitchen is a chef's dream, complete with an in-sink island and ample counter space, ideal for preparing meals or enjoying casual dining. The master bedroom is generously sized and includes an ensuite bathroom for added privacy and convenience. The second bedroom is also large, offering plenty of space for family, guests, or a home office. Step outside to the expansive private balcony, where you can take in the stunning west-facing views, perfect for enjoying sunsets or outdoor relaxation. The home is flooded with natural light thanks to large windows that brighten every room. Additional features include top-of-the-line finishes, one assigned underground parking stall, and close proximity to a wealth of amenities. You'll be just minutes from specialty dining, cafés, and the scenic Stanley Park, making it easy to enjoy your surroundings. The 39th Avenue LRT station is also just a short distance away, providing quick and convenient access to the city. Families will appreciate being within 3 minutes of elementary, junior, and high schools. This penthouse offers the perfect blend of comfort, convenience, and style in one of Calgary's most desirable neighborhoods. Don't miss the opportunity to make this stunning property your new home.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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







