



THE
A-TEAM

**RE/MAX
FIRST**

333 GARRY Crescent #116, Calgary T2K5W9

MLS® #: **A2184694** Area: **Greenview** Listing Date: **01/14/25** List Price: **\$195,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Finished Floor Area
 Abv Sqft: **727**
 Low Sqft:
 Ttl Sqft: **727**

DOM

8
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof: **Flat,Tar/Gravel**
 Heating: **Baseboard,Boiler,Hot Water**
 Sewer:
 Ext Feat: **Private Yard,Uncovered Courtyard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`8"	Bedroom - Primary	Main	10`4" x 18`11"
Dining Room	Main	11`7" x 13`0"	Kitchen	Main	10`10" x 11`2"
Living Room	Main	13`2" x 18`5"			

Legal/Tax/Financial

Condo Fee: **\$613** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **8211497**

Remarks

Pub Rmks: **Welcome home. This open concept one-bedroom apartment is the perfect home for those wanting both convenience and charm. Hardwood floors throughout lead to an upgraded kitchen boasting newer stainless steel appliances. The kitchen island has plenty of storage and is very functional as an eating bar. Walking past the kitchen the room opens up to a large living room with a natural woodburning fireplace. Relax and watch some Netflix while the fireplace keeps you toasty warm. Take a break outside on the huge ground level patio. This unit has one of the largest and most private patios of the entire building. Built in planters add to the charm and create a great atmosphere for outdoor living. After a glass of wine on the patio, grab some shut-eye in your oversized master-bedroom. Custom shelves in the closet is where you might find your pajamas. Forgot to brush your teeth before bed? No problem, head to the newly upgraded vanity in the 4 piece bathroom. This building has been updated over the years including siding, balconies, windows, and interior hall carpet and paint. Parkade is one level only. Stall 130 is the assigned parking spot. This building is conveniently located near Mcknight Blvd and minutes from Deerfoot Trail. There is shopping and restaurants within a short walking distance, including a Dennys where you can grab that late night Grand-slam special! Thorncliffe community center and facilities is nearby, which includes skating, racquetball, and pickleball. Book showing through Showingtime.**

Inclusions: **Wardrobe/Closet (white)and closed storage unit (white) near front entrance**

Property Listed By: **Charles**

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







