



THE
A-TEAM

**RE/MAX
FIRST**

1750 120 Avenue #19, Calgary T3K 2G3

MLS® #: **A2185254**

Area: **Stoney 1**

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

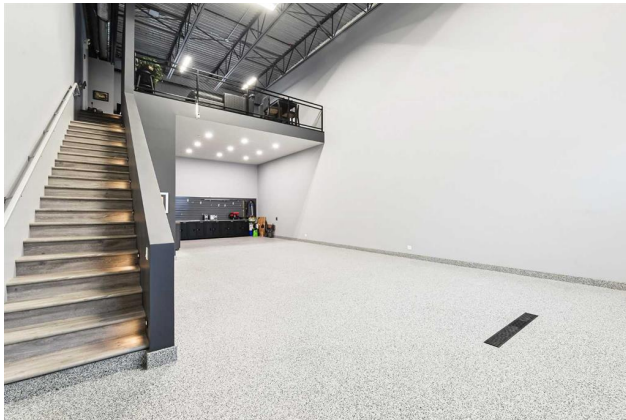
List Price: **\$485,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,597**
Low Sqft:
Ttl Sqft: **1,597**

Other
Heated Garage,Insulated,Oversized,Quad or More Attached,RV Access/Parking,See Remarks,Tandem

DOM

15
Layout
Beds: **0**
Baths: **1.0 (1 0)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **4**
Garage Sz: **4**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Metal Siding**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dryer,Warming Drawer,Washer**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room: **3pc Bathroom**
Level: **Main**
Dimensions: **5`6" x 11`10"**
Room: **Loft**
Level: **Upper**
Dimensions: **23`2" x 19`3"**

Room: **Laundry**
Level: **Main**
Dimensions: **5`6" x 6`1"**

Legal/Tax/Financial

Condo Fee: **\$267**

Title: **Fee Simple**
Fee Freq:

Zoning: **I-G**

Legal Desc:

1811786

Monthly

Remarks

Pub Rmks:

The Vault is an exclusive luxury storage and entertainment condo designed by architects Riddell Kurczaba to provide the ultimate secure storage location for your luxury vehicles as well as an unparalleled entertaining space for friends and family. Entry to your 1597 sq ft unit begins with secure access to a private common courtyard. This stunning Garage Mahal offers epoxy flooring with 1085 sq ft of garage space and a 26 ft high roof with a 13.5 ft high garage door allowing for car lifts, as well as a full bathroom, and laundry room with Meile appliances. The 512 sq ft entertainment loft offers a high-end bar fridge and oven/convection drawer, custom cabinetry, quartz counter tops, as well as a custom railing and stub wall. The large sunny and bright windows overlook the pond with motorized blinds, perfect for an office. Located near the airport just off Stony Trail in Country Hills, The Vault also includes car wash facilities as well as a clubhouse. Within close proximity to shopping centers and the airport. The complex provides high level security including a fully enclosed perimeter of concrete wall, locked doors, and a 24-hour surveillance system this property is the epitome of luxury storage opportunities. Please see supplements for an extensive list of unit upgrades.

Inclusions:

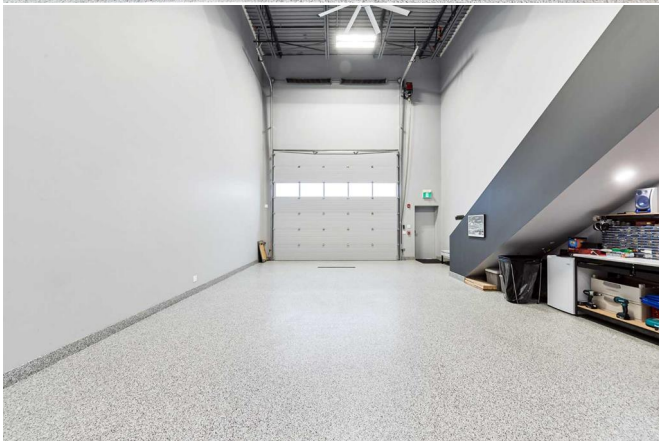
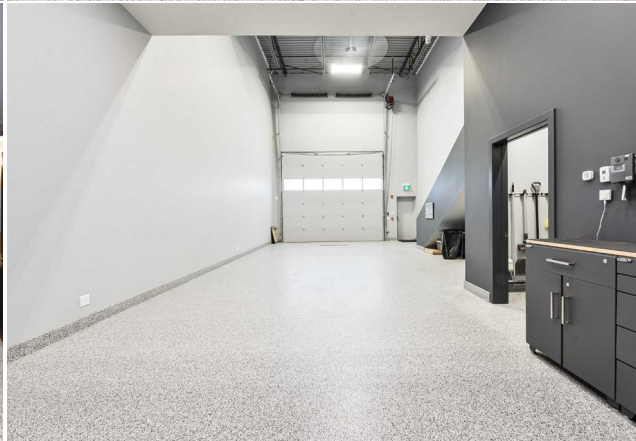
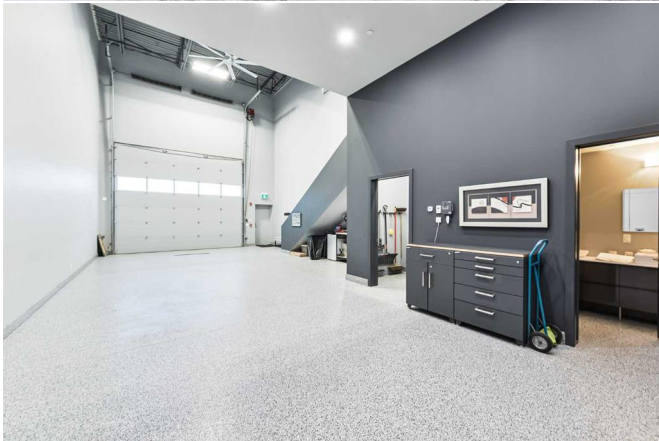
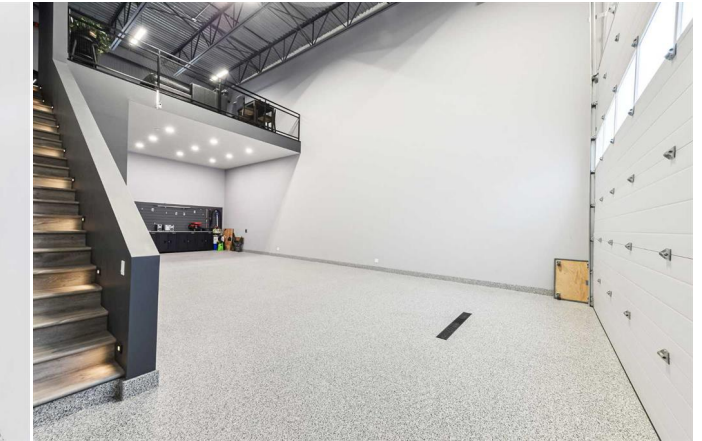
Pro Slat Wall

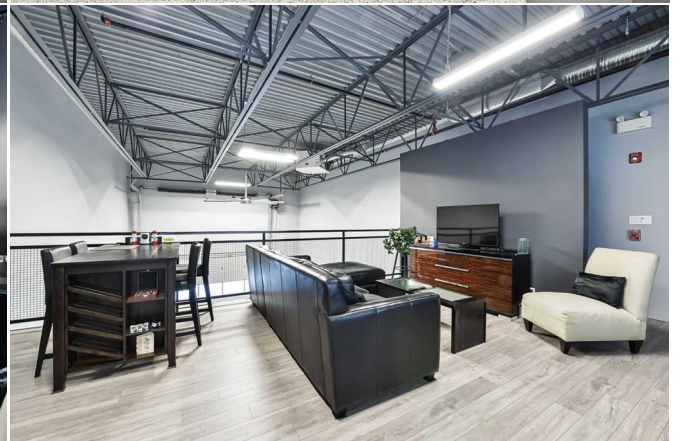
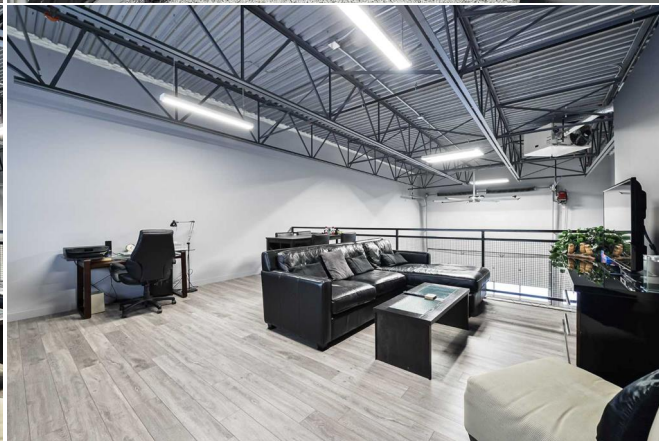
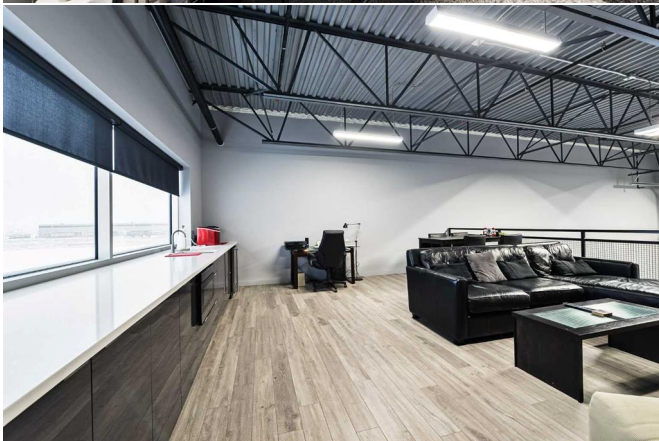
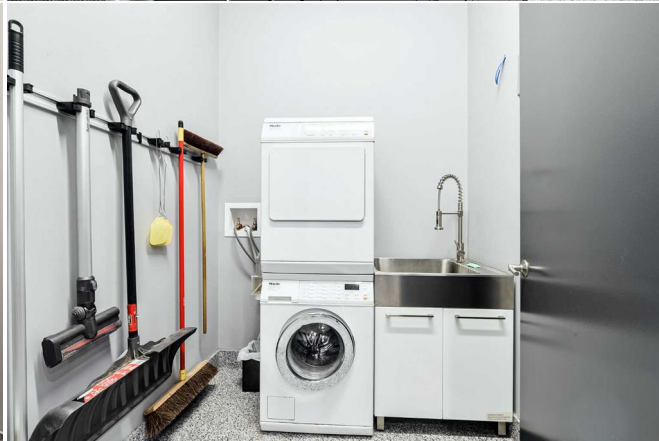
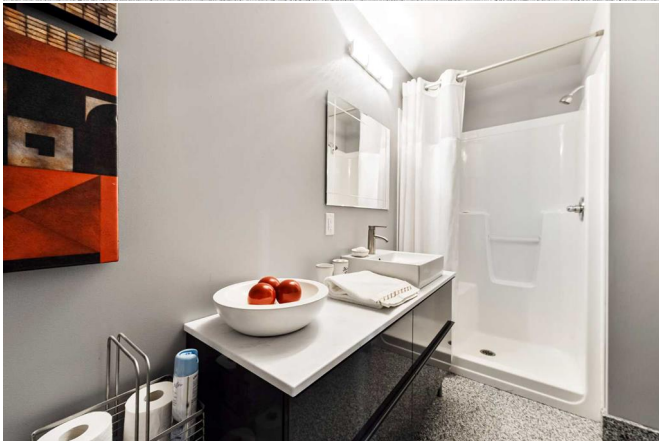
Property Listed By:

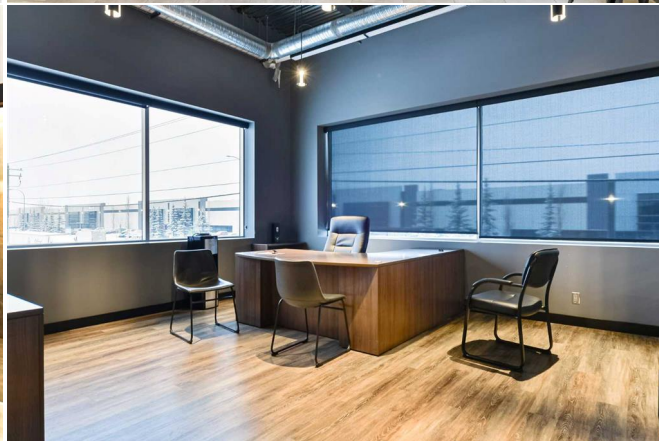
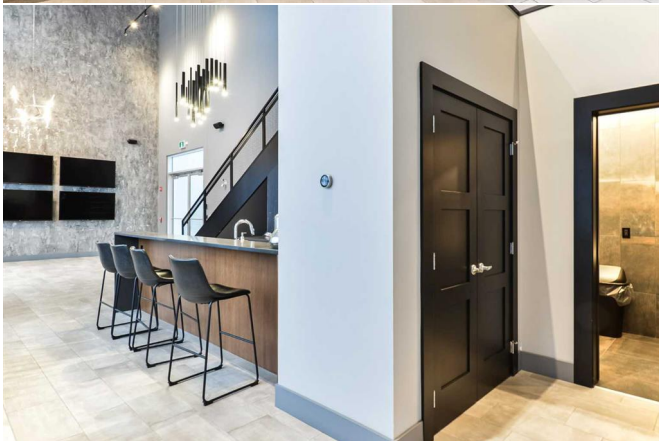
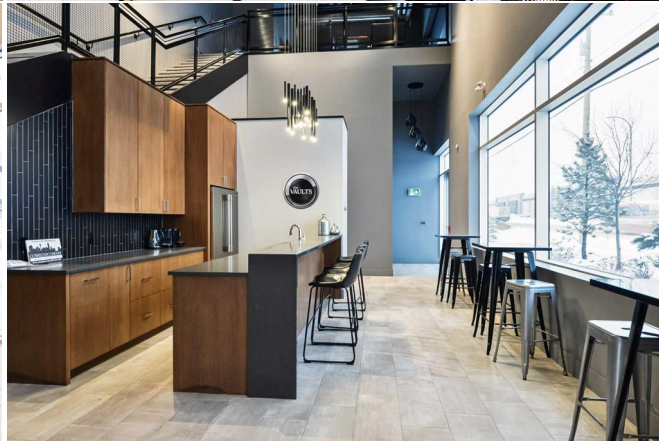
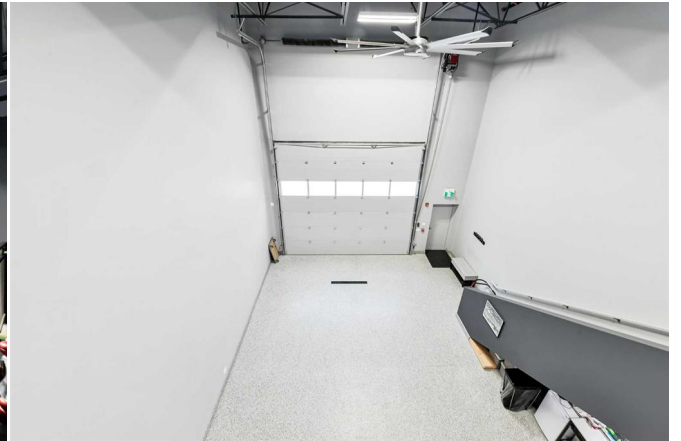
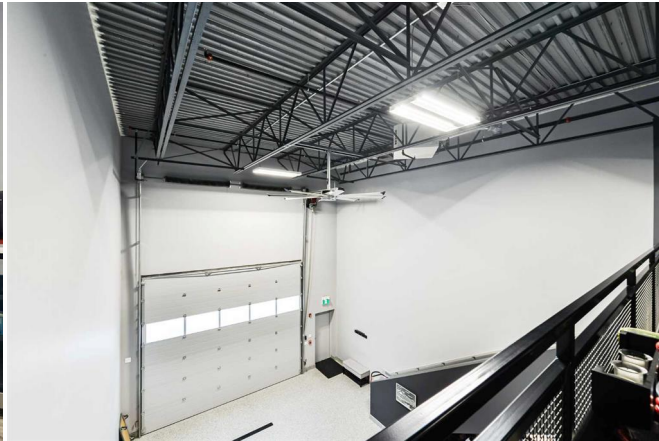
RE/MAX Realty Professionals

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









19-1750 120 Ave NE, Calgary, AB

Main Floor Exterior Area 1268.11 sq ft
Interior Area 1085.47 sq ft



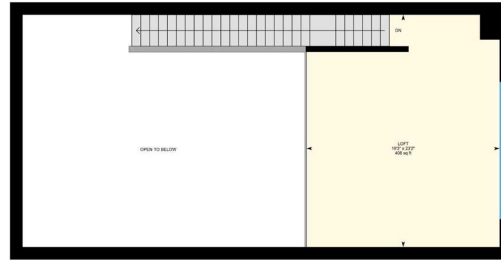
PREPARED: 2023/01/04



White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

19-1750 120 Ave NE, Calgary, AB

2nd Floor Exterior Area 695.24 sq ft
Interior Area 572.42 sq ft
Excluded Area 590.02 sq ft



PREPARED: 2023/01/04



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