



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1320 1 Street #1008, Calgary T2G 0G8**

MLS® #: **A2185581**

Area: **Beltline**

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

List Price: **\$425,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **793**  
Low Sqft:  
Ttl Sqft: **793**

DOM

**104**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Guest, Parkade, Secured, Stall, Titled, Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Fan Coil, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`1" x 11`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`2" x 11`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>12`6" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 5`6"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$554

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1411522

Remarks

Pub Rmks:

**Welcome to this impeccably upgraded and beautifully decorated 2-bedroom, 2-bathroom condo that boasts expansive downtown views from every room. Recently professionally renovated, this residence features an open and airy layout perfect for modern living. The spacious living room and dining room showcase gleaming hardwood flooring, seamlessly connecting to a large kitchen equipped with sleek stainless steel appliances and plenty of counter space, ideal for both cooking and entertaining. Floor-to-ceiling windows flood the space with natural light while offering stunning views of the city skyline. The master bedroom is a true retreat with a huge walk-in closet leading to a luxurious ensuite, perfectly appointed for relaxation. The second bedroom is equally generous in size, making it perfect for guests, a home office, or additional living space. Both bedrooms feature high-quality hardwood flooring, adding a warm touch to this already inviting home. Other standout features include in-suite laundry, central air conditioning, and a storage locker. The condo also includes secure heated underground parking for your convenience. For added peace of mind, a concierge desk is available for package delivery and other services. Enjoy a prime, central location that places you within walking distance of the Stampede Grounds, downtown Calgary, and the new Flames Arena—with a wide range of dining, shopping, and entertainment options right at your doorstep. Don't miss out on this one-of-a-kind condo in the heart of Calgary!**

Inclusions:

**TV bracket in living room**

Property Listed By:

**Real Broker**

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













