



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4915 8 Street #19, Calgary T2S 2P1**

MLS® #: **A2185690**

Area: **Britannia**

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

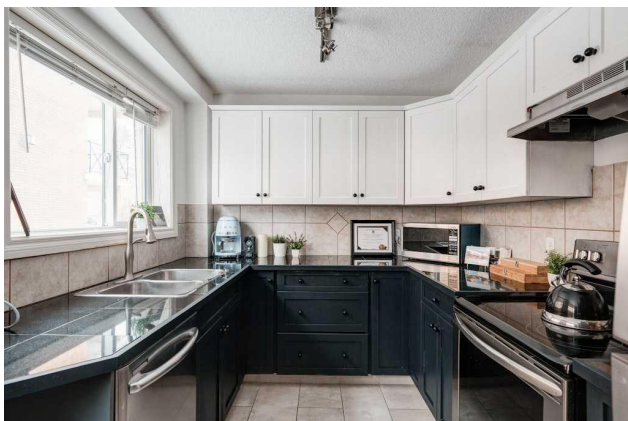
List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **1957**

Finished Floor Area

Abv Sqft: **714**  
Low Sqft:  
Ttl Sqft: **714**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**25**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Access:

Lot Feat:  
Park Feat: **Assigned,Stall**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`10" x 7`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`8" x 14`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`0" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$578**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 0410686

Remarks

Pub Rmks: **Discover this beautifully updated 1-bedroom condo in the highly sought-after neighborhood of Britannia, where contemporary design meets an unbeatable location. Inside, the open-concept layout is enhanced by original rich hardwood floors and oversized windows that bathe the space in natural light, creating a warm and inviting ambiance. The stylish kitchen is a standout, boasting sleek two-tone cabinetry, stainless steel appliances, ample workspace for culinary creativity, and a charming window over the sink. The spacious bedroom is both sophisticated and cozy, featuring a striking dark feature wall and ample closet space. The updated bathroom is a design gem, complete with bold wallpaper accents, a modern dark vanity, a deep tub, and contemporary light fixtures that bring the space to life. With in-suite laundry, a same-floor storage locker and assigned parking, this condo offers the perfect blend of style, convenience, and urban living. Whether you're hosting guests or enjoying a quiet night in, this home offers space and charm. Nestled in one of Calgary's most prestigious areas, you are steps away from Britannia Plaza's boutique shops, trendy restaurants, and convenient grocery stores. Just around the corner, you'll find the Britannia Ridge with river views and a serene dog park, perfect for outdoor enthusiasts.**

Inclusions: N/A  
Property Listed By: Century 21 Bamber Realty LTD.

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



