



THE
A-TEAM

**RE/MAX
FIRST**

431 1 Avenue #104, Calgary T3A 0X9

MLS®#: **A2185777** Area: **Crescent Heights** Listing Date: **01/08/25** List Price: **\$234,900**
Status: **Active** County: **Calgary** Change: **-\$3k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

24
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Views
Heated Garage, Parkade, Titled**

Utilities and Features

Roof: **Flat**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Open Floorplan, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5' 10" x 11' 1"	Kitchen	Main	6' 4" x 11' 1"
Dining Room	Main	9' 11" x 9' 10"	Living Room	Main	12' 6" x 9' 9"
Laundry	Main	7' 0" x 4' 11"	Bedroom - Primary	Main	13' 11" x 12' 8"
Bedroom	Main	8' 0" x 11' 11"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$633

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0012750

Remarks

Pub Rmks: **Beautifully updated, 2 bedroom ground level unit with a huge south-facing patio in the inner-city community of Crescent Heights! Immediately be impressed upon entry by the extensive natural light, wide open floor plan, engineered hardwood floors, stylish design and neutral colour pallet. The updated kitchen inspires culinary creativity featuring stainless steel appliances, full-height cabinets and a breakfast bar on the peninsula island to casually gather. Clear sightlines into the living room encourage seamless conversations great for entertaining and relaxing evenings in alike. Spend the warmer weather on the expansive patio enjoying summer barbeques with downtown and Calgary Tower views as the breathtaking backdrop. The beautiful engineered hardwood floors continue into the spacious bedrooms (no carpet!) and the bathroom has also been elegantly updated. Adding to your comfort and convenience is in-suite laundry with a full-sized washer and dryer. Titled underground parking in the heated parkade not only provides security but also keeps you and your vehicle happy in the cold winter months. Titled storage allows for the clutter to be out of your living spaces. Phenomenally located mere minutes to Downtown, the East Village, the Bow River and Bridgeland all with trendy shops, cafes and restaurants for you to peruse and enjoy. This affluent community is also anchored by tennis courts, a skating rink, public transit, excellent schools and many parks. Truly an exceptional home in an unbeatable location!**

Inclusions: **None**

Property Listed By: **Royal LePage Solutions**

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











