



THE
A-TEAM

**RE/MAX
FIRST**

1022 16 Avenue #301, Calgary T2M 0K5

MLS® #: **A2186274**

Area: **Mount Pleasant**

Listing Date: **01/15/25**

List Price: **\$209,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **614**
Low Sqft:
Ttl Sqft: **614**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Concrete

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,European Washer/Dryer Combination,Refrigerator,Stove(s)**

Int Feat: **Breakfast Bar**

Utilities:

Room Information

Room
Bedroom - Primary
Level
Main
Dimensions
12`2" x 10`11"

Room
4pc Bathroom
Level
Main
Dimensions
7`7" x 4`11"
Legal/Tax/Financial

Condo Fee:
\$540

Title:
Fee Simple
Fee Freq:

Zoning:
C-COR1

Monthly

Legal Desc: 0614581

Remarks

Pub Rmks: **Looking for a place that checks all the boxes? This one-bedroom, one-bathroom apartment might just be the one. Sitting directly across the street from SAIT, it's about as convenient as it gets whether you're rushing to class or trying to beat the morning commute. The open concept layout gives you room to breathe, while the cozy vibe makes it easy to kick back after a long day. The kitchen? Just the right size for whipping up something quick (or reheating your favorite takeout). The bedroom offers plenty of space for your bed and a small den at the entrance gives you enough space for a desk, so you can work, study, or binge your favorite shows in peace. And let's talk location because it doesn't get better than this. You're steps from cafes, restaurants, and everything else you need to keep life running smoothly. Plus, with transit right outside your door, getting around the city is a breeze. Whether you're a student looking to stay close to campus or a young professional wanting a home that fits your lifestyle, this place is calling your name. Don't delay, book a showing today!**

Inclusions: n/a
Property Listed By: **The Real Estate District**

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





