



THE
A-TEAM

**RE/MAX
FIRST**

15233 1 Street #103, Calgary T2X 0X5

MLS®#: **A2187324** Area: **Midnapore** Listing Date: **01/15/25** List Price: **\$308,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **700**

Low Sqft:

Ttl Sqft: **700**

DOM

7

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,Elevator,Kitchen Island,No Smoking Home,Pantry,Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`8" x 10`1"	Bedroom	Main	9`1" x 9`11"
4pc Ensuite bath	Main	7`5" x 9`7"	Balcony	Main	7`11" x 22`4"
Entrance	Main	5`10" x 8`11"	Laundry	Main	3`6" x 4`11"
Kitchen With Eating Area	Main	11`9" x 11`10"	Living Room	Main	8`10" x 11`10"
4pc Bathroom	Main	7`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$593

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1512424

Remarks

Pub Rmks: ******OPEN HOUSE - Saturday, Jan 18 from 12-3pm**** Welcome to this fantastic ground-floor 2-bedroom, 2-bathroom apartment designed for comfort and convenience. Perfect for pet lovers, the expansive patio makes it effortless to take your furry friends outside. The master ensuite features a luxurious double vanity, while modern finishings throughout the home are in excellent condition, creating a sleek and stylish living space. Enjoy year-round access to a beautiful lake offering swimming, fishing, kayaking, paddleboarding, tennis, pickleball, basketball, skating, hockey, and playgrounds—perfect for outdoor enthusiasts and families alike. Located close to shopping and amenities, this property is ideal for a live-in owner or as a rental investment. Additional perks include secure underground parking and a private storage locker for your convenience. Don't miss out on this opportunity to enjoy a vibrant and active lifestyle in a highly sought-after community!**

Inclusions: None
Property Listed By: The Real Estate Company

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







