

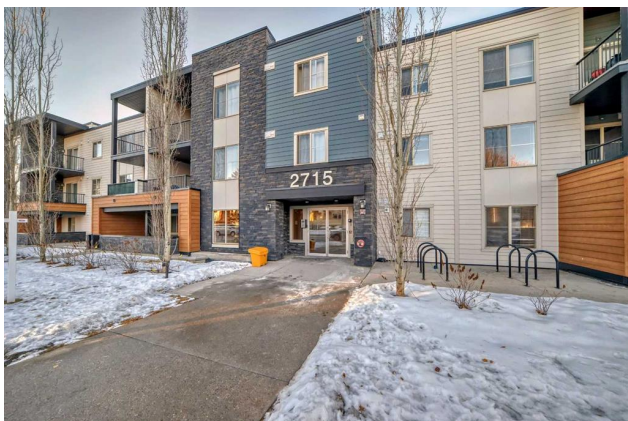


THE
A-TEAM

**RE/MAX
FIRST**

2715 12 Avenue #107, Calgary T2A 4X8

MLS®#: **A2187511** Area: **Albert Park/Radisson Heights** Listing Date: **01/14/25** List Price: **\$268,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Residential Apartment
Calgary
2014
Finished Floor Area
 Abv Sqft: **671**
 Low Sqft:
 Ttl Sqft: **671**

Off Street, Stall

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame, Wood Siding**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 0" x 3' 9"	4pc Bathroom	Main	7' 5" x 4' 11"
Bedroom	Main	9' 11" x 8' 11"	Kitchen	Main	8' 3" x 9' 3"
Laundry	Main	3' 5" x 3' 1"	Bedroom - Primary	Main	9' 1" x 11' 11"
Dining Room	Main	8' 11" x 7' 10"	Living Room	Main	10' 11" x 13' 9"

Legal/Tax/Financial

Condo Fee: **\$373** Title: **Fee Simple** Zoning: **MC-1**

Legal Desc:

1510676

Fee Freq:
Monthly

Remarks

Pub Rmks:

Located within minutes to Downtown Calgary, this 2 Bedroom, 1 Bathroom Main Floor unit is awaiting you! Priced under \$300,000 this modern, well maintained unit offers, Granite counter tops, Stainless Steel appliances, In suite Laundry and AC! Parking is right outside the patio entrance allowing easy access for moving in and unloading all your groceries! Lots of Visitor parking and it is conveniently located just a few stalls over! This unit is MOVE IN READY and WITHIN Walking distance to 17 Avenue SE, 3 Schools, LRT and city buses, groceries and all your shopping needs! Don't miss out on this opportunity, perfect for a rental or a place to call home!

Inclusions:

NA

Property Listed By:

Century 21 Bravo Realty

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





