



THE
A-TEAM

**RE/MAX
FIRST**

1717 12 Street #104, Calgary T2T 3N1

MLS® #: **A2187711** Area: **Lower Mount Royal** Listing Date: **01/14/25** List Price: **\$179,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1965**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **486**
 Low Sqft:
 Ttl Sqft: **486**

DOM

18
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Concrete,Other,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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**4pc Bathroom
Bedroom - Primary**

**Main
Main**

**0`0" x 0`0"
11`8" x 9`0"**

**Living Room
Kitchen**
Legal/Tax/Financial

**Main
Main**

**14`0" x 12`8"
11`2" x 8`0"**

Condo Fee:
\$451

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0711335**

Remarks

Pub Rmks: **Great location, walk to 17 Ave bars and restaurants. Lower 1 bedroom unit . Freshly painted, upgraded with modern kitchen cabinets, nice island. Bedroom with regular closet and walk in storage / closet. Nice bathroom. Large living room. Laundry room across the hallway. Parking stall #5 in front of the unit leased for \$50 a month. Small dogs allowed. Vacant - move in ready**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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



