



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1709 19 Avenue #401, Calgary T2T 0J5**

MLS®#: **A2187862**      Area: **Bankview**      Listing Date: **01/17/25**      List Price: **\$290,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **700**  
 Low Sqft:  
 Ttl Sqft: **700**

DOM

**5**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Covered,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Construction: **Brick,Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`7" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 7`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$770**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Legal Desc:

0611463

Monthly

Remarks

Pub Rmks:

Welcome to unit #401, a stunning top-floor home in the highly sought-after Bankview community. This unit boasts breathtaking downtown views and offers modern updates. The open-concept layout features a kitchen with a breakfast counter that opens up onto the spacious living room, creating an ideal space for both relaxation and entertaining. Convenient in-suite laundry & storage space. Both generously sized bedrooms offer beautiful views. Updated flooring and bathroom. Located just minutes from vibrant 17th Ave, offering trendy shops, Restaurants and cafes.

Inclusions:

n/a

Property Listed By:

MaxWell Capital Realty

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



