



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:

Access:

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

Finished Floor Area

Abv Sqft: **700**
 Low Sqft:
 Ttl Sqft: **700**

DOM

36
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

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

Room Information

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

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



