



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2187862**

Area: **Bankview**

Listing Date: **01/17/25**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 11-Apr**

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

**97**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-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**

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**

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>48`2" x 35`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>37`6" x 26`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>51`1" x 39`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>53`10" x 23`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$770**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Legal Desc:	0611463	Monthly	Remarks
Pub Rmks:	<b>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 &amp; 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.</b>		
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**





