



THE
A-TEAM

**RE/MAX
FIRST**

110 24 Avenue #407, Calgary T2S0J9

MLS® #: **A2187917**

Area: **Mission**

Listing Date: **01/16/25**

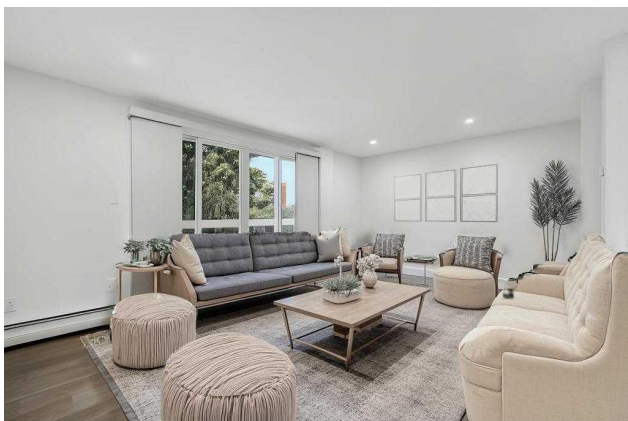
List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area
Abv Sqft: **762**
Low Sqft:
Ttl Sqft: **762**

DOM

6
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17`5" x 12`0"	Kitchen	Main	12`5" x 7`1"
Bedroom - Primary	Main	11`11" x 11`3"	Bedroom	Main	11`0" x 9`6"
Foyer	Main	6`6" x 3`10"	Pantry	Main	5`4" x 2`11"
Laundry	Main	2`9" x 2`0"	4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$453

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9112377**

Remarks

Pub Rmks: **Nestled in a highly sought-after and tranquil cul-de-sac just steps from the river and scenic walking and biking paths, this beautifully renovated top-floor corner condo is a true gem. With an open-concept layout and a contemporary color palette, this home offers modern living at its finest. The kitchen boasts sleek stainless steel appliances and custom cabinetry, complemented by a spacious quartz countertop and a large pantry for ample storage. Enjoy the convenience of a European washer/dryer combo, which is included, along with a range of premium upgrades such as new vinyl plank flooring throughout, custom-built closets in both bedrooms, and fresh trim and new blinds on all windows. The unit's elevated corner location provides an abundance of natural light, while its concrete construction ensures privacy and quiet. Additional features include a walk-in storage pantry, pot lights in the dropdown ceiling, and a thoughtful, well-designed layout. Parking is a breeze with a large, assigned stall in the back that can easily accommodate a larger vehicle. Enjoy the best of both worlds with this condo's peaceful, tucked-away location—while being just minutes from vibrant 4th Street, the river pathway system, Erlton LRT station, and 17th Avenue. A rare find in the heart of the city!**

Inclusions: **n/a**
Property Listed By: **RE/MAX First**

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







