



THE
A-TEAM

**RE/MAX
FIRST**

41 6 Street #302, Calgary T2E 8H7

MLS® #: **A2188660** Area: **Bridgeland/Riverside** Listing Date: **01/18/25** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,128**
 Low Sqft:
 Ttl Sqft: **1,128**

DOM

3

Layout

Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Playground**

Construction: **Concrete, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, Kitchen Island, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`7" x 9`8"	Living Room	Main	12`1" x 15`6"
Dining Room	Main	8`11" x 9`3"	Bedroom	Main	8`10" x 11`9"
4pc Bathroom	Main	4`11" x 8`5"	Bedroom - Primary	Lower	14`8" x 12`7"
4pc Ensuite bath	Lower	14`8" x 5`11"	Laundry	Lower	9`5" x 11`10"

Legal/Tax/Financial

Condo Fee: **\$563** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc: 0810659

Fee Freq:
Monthly

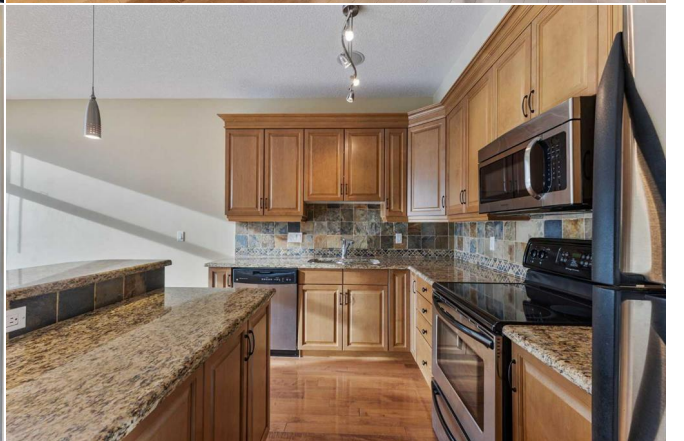
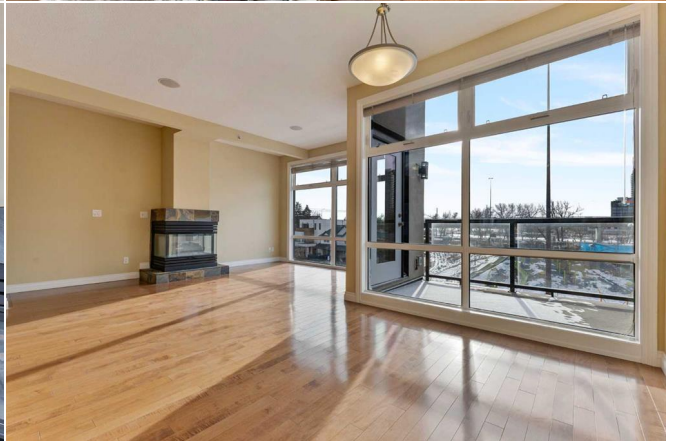
Remarks

Pub Rmks: **UNBEATABLE location! You're just steps from downtown Calgary, trendy cafes, local shops, and beautiful parks. Plus, enjoy seamless access to major arteries, making commuting a breeze. This is inner city living at its finest - perfect for professionals, couples, or anyone looking to embrace the ultimate Calgary lifestyle. Welcome to this stunning 2-bedroom, 2-bathroom condo in the heart of Bridgeland, one of Calgary's most sought-after neighbourhoods! This well-kept unit boasts breathtaking south-facing views of the city skyline, offering a picturesque backdrop day and night. HUGE underground heated parking stall! Don't miss your chance to own this incredible home in one of the city's most vibrant communities! Book your private showing today and fall in love with Bridgeland living.**

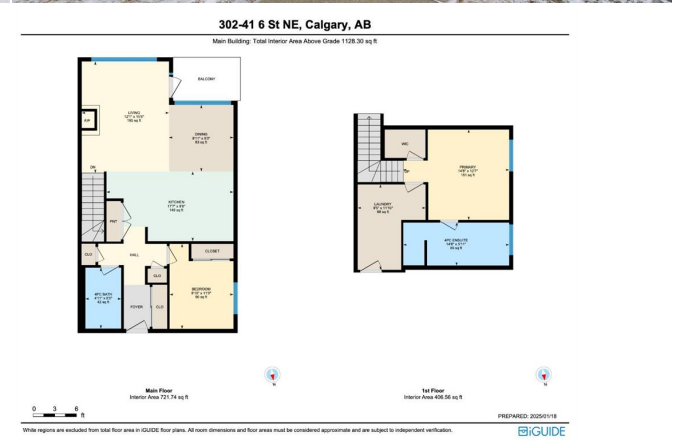
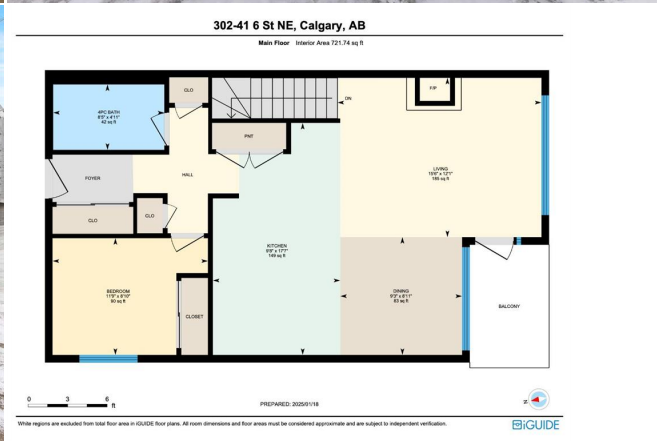
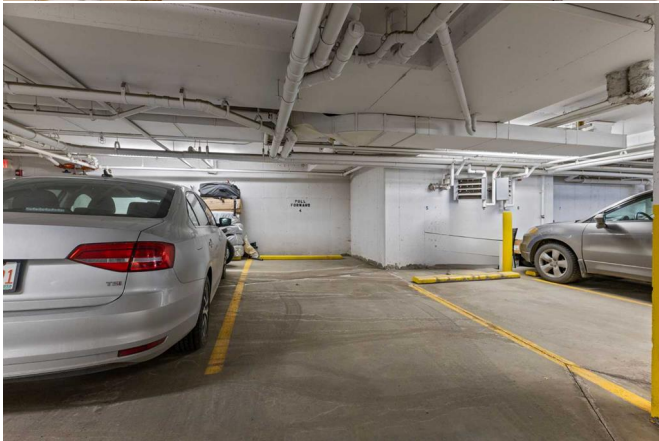
Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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



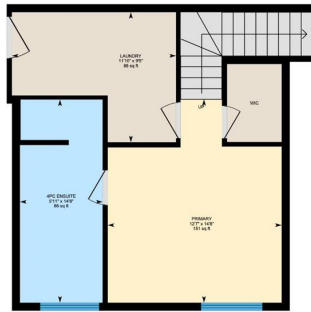






302-41 6 St NE, Calgary, AB

1st Floor Interior Area 408.56 sq ft



PREPARED: 2025/01/18



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

