

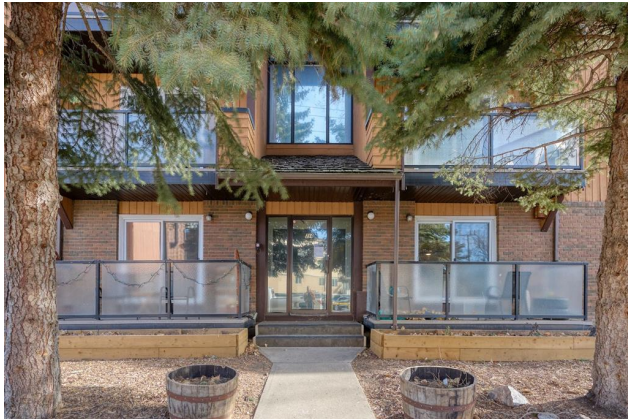


THE
A-TEAM

**RE/MAX
FIRST**

714 5A Street #9, Calgary T2N 1R4

MLS® #: **A2191113** Area: **Sunnyside** Listing Date: **01/30/25** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **656**
 Low Sqft:
 Ttl Sqft: **656**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s)**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`3"
Dining Room	Main	7`3" x 7`7"
Living Room	Main	9`3" x 15`9"

Room	Level	Dimensions
Bedroom	Main	9`1" x 8`11"
Kitchen	Main	6`10" x 7`5"
Bedroom - Primary	Main	9`7" x 12`5"

Legal/Tax/Financial

Condo Fee: **\$450**
 Title: **Fee Simple**
 Fee Freq:

Zoning: **M-CG**

Monthly

Legal Desc: 7910012

Remarks

Pub Rmks: **Amazing VALUE for this FRESHLY PAINTED condo . Located in Sunnyside - one of Calgary's most SOUGHT AFTER INNER CITY neighborhoods. Steps to shops and restaurants in trendy Kensington, LRT, and the Bow river and pathways and a short walk to downtown Calgary. This beautiful TOP FLOOR unit has stunning S.E. VIEWS towards the river and downtown. The kitchen features plenty of cabinets and countertops. There is a patio door off the living room that leads to your BALCONY. There is also a bathroom and storage. there are 2 bedrooms. There is also a full bathroom and in building Laundry in basement. There is also a parking stall and two storage rooms in the building. Don't miss out on this fantastic condo in an incredible location just steps away from picturesque parks, vibrant shopping, restaurants and convenient public transportation. LOW Condo fees.**

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



