



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**505 CANYON MEADOWS Drive #101, Calgary T2W 5V9**

MLS®#: **A2191217**      Area: **Canyon Meadows**      Listing Date: **01/30/25**      List Price: **\$649,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1990**

Lot Information

Lot Sz Ar: **91,911 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,413**  
 Low Sqft:  
 Ttl Sqft: **1,413**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Creek/River/Stream/Pond,Few Trees,Gazebo,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Treed**

Park Feat:

**Stall,Underground**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Baseboard,Central,Fireplace(s)**  
 Sewer:  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Dryer,Electric Cooktop,Electric Oven,ENERGY STAR Qualified Dryer,Garage Control(s),Garburator,Microwave,Oven-Built-In,Range Hood,Washer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Elevator,French Door,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 15`0"	Kitchen	Main	13`3" x 10`6"
Dining Room	Main	13`6" x 9`9"	Bedroom - Primary	Main	14`8" x 13`8"
Walk-In Closet	Main	10`4" x 4`8"	4pc Ensuite bath	Main	10`3" x 8`0"
Bedroom	Main	11`0" x 10`5"	Foyer	Main	6`2" x 5`11"
Laundry	Main	12`3" x 5`7"	4pc Bathroom	Main	10`6" x 6`3"
Balcony	Main	17`8" x 7`5"			

Legal/Tax/Financial

Condo Fee:  
**\$1,245**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1d107**

Legal Desc: **9011134**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Located in the prestigious 'Bentley', this luxurious two bedroom apartment unit overlooks beautiful Fish Creek Park. A secure living complex with a semi-private elevator which opens to your double front door. The open foyer welcomes you to this large unit and a delightful gourmet kitchen with a subzero fridge, bright formal dining room, sunny living room with gorgeous views of the park, marble faced gas fireplace offers a quiet comfort after a busy day. The large deck overlooks west to Fish Creek . The huge master suite with its walk-in 'California Closet' & separate ensuite bath with jet tub & shower stall. Underground heated parking & additional storage add to the value of this desirable complex. Walking distance to LRT, shopping in Avendia, and close to Canyon Meadows Golf & Country Club! Units this large rarely come on the market!**

Inclusions:  
Property Listed By: **N/A**  
**PG Direct Realty Ltd.**

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



