



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3522 44 Street #202, Calgary T3E 3R9**

MLS®#: **A2191457**

Area: **Glenbrook**

Listing Date: **01/31/25**

List Price: **\$293,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 13-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **869**  
Low Sqft:  
Ttl Sqft: **869**

DOM

**21**  
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:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard,Playground**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **No Animal Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`5" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`2" x 12`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 15`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$364**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

Legal Desc:

9010264

Monthly

Remarks

Pub Rmks:

**Discover this spacious and well-maintained 2-bedroom corner unit, ideally located in the highly desirable Glenbrook neighborhood. Offering a perfect blend of modern updates and affordability, this home is an excellent opportunity for first-time homebuyers or investors looking for great value in a prime location. The updated kitchen features sleek quartz countertops, modern stainless steel appliances, and fresh cabinetry. The bathroom has also been thoughtfully updated, and laminate flooring flows seamlessly throughout the entire unit for a clean, contemporary feel. Both bedrooms are generously sized, with the primary offering a spacious walk-in closet, perfect for all your storage needs. The large living room offers plenty of space to relax or entertain, while in-unit storage offers additional convenience. With lots of natural sunlight streaming through the windows, creating a warm and welcoming atmosphere. Step outside to your private balcony, which overlooks a peaceful courtyard - the perfect spot for enjoying a morning coffee or unwinding after a long day. This home is perfectly located with easy access to public transport, Stoney Trail, and a wide range of local amenities, including shops, restaurants, and schools. Plus, with low condo fees, this property offers exceptional value for those seeking a cost-effective, well-connected living space. Whether you're looking to invest or purchase your first home, this property is a must-see. Don't miss out - schedule your showing today!**

Inclusions:

N/A

Property Listed By:

The Real Estate District

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







