



THE
A-TEAM

**RE/MAX
FIRST**

903 19 Avenue #102, Calgary T2T 0H8

MLS® #: **A2192308** Area: **Lower Mount Royal** Listing Date: **02/13/25** List Price: **\$189,900**
 Status: **Pending** County: **Calgary** Change: **-\$4k, 18-Mar** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Finished Floor Area

Abv Sqft: **614**

Low Sqft:

Ttl Sqft: **614**

DOM

51

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	6`9" x 8`0"	Kitchen	Main	7`9" x 7`1"
Living Room	Main	14`4" x 17`0"	Bedroom - Primary	Main	10`1" x 14`3"
4pc Bathroom	Main	6`9" x 4`11"	Entrance	Main	4`4" x 5`3"
Storage	Main	2`11" x 7`3"			

Legal/Tax/Financial

Condo Fee:
\$459

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **7611148**

Remarks

Pub Rmks: **Great location in the heart of Lower Mount Royal. This well-maintained Corner Unit features 1 bedroom, 1 bathroom. Bright kitchen with lots of cabinets, white appliances. Adjacent eating area opening to a spacious living room leading to a covered balcony. Bright and spacious bedroom fits a King size bed and has a large closet with built-in organizers. 4-piece bathroom and additional in-suite storage. The Wellington is a concrete building with an inviting lobby, elevator, sauna, laundry facilities, assigned parking and lots of street parking for guests. Condo fees include everything except electricity. Steps away from 17th Avenue and all amenities, including grocery, shopping, restaurants and fitness. Easy access to Crowchild trail, Glenmore trail and Stoney trail south. Perfect opportunity for a first time buyer or investor. This unit is a must see!**

Inclusions:
Property Listed By: **NA**
RE/MAX Realty Professionals

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







