



THE
A-TEAM

**RE/MAX
FIRST**

310 8 Street #570, Calgary T2P3P3

MLS® #: **A2195803**

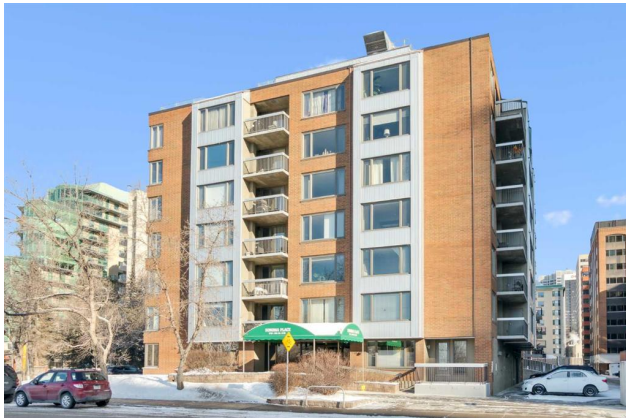
Area: **Downtown
Commercial Core
Calgary**

Listing Date: **02/20/25**
Change: **None**

List Price: **\$389,900**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
1981**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,002**
Low Sqft:
Ttl Sqft: **1,002**

DOM

62
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise
(5+)**

Access:
Lot Feat:
Park Feat: **Parkade,Stall**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 11`5"
Dining Room	Main	17`3" x 11`7"
4pc Ensuite bath	Main	4`11" x 7`6"
4pc Bathroom	Main	4`11" x 7`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`4" x 11`5"
Bedroom - Primary	Main	11`1" x 13`3"
Bedroom	Main	11`1" x 11`0"
Foyer	Main	8`3" x 9`1"

Legal/Tax/Financial

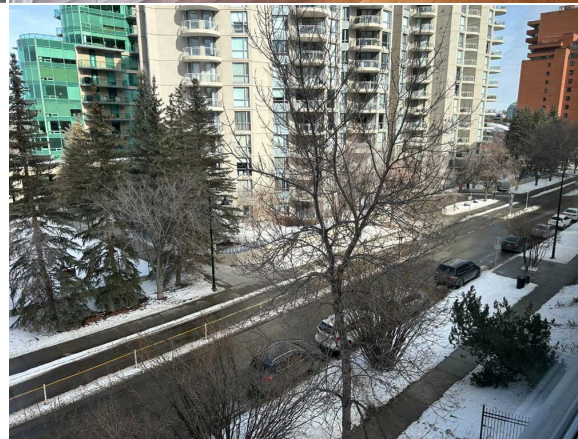
Condo Fee:
\$939

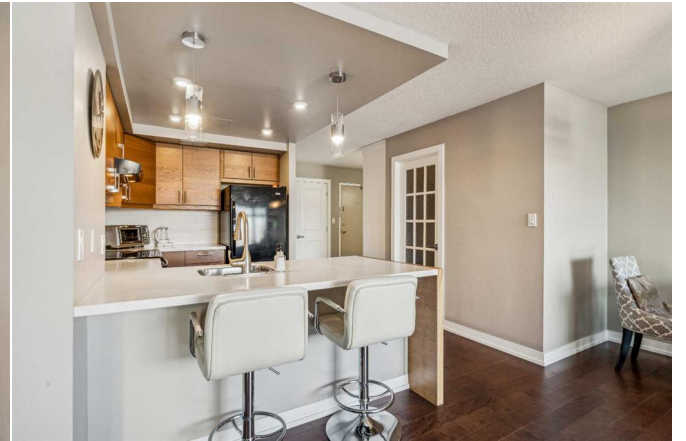
Title:
Fee Simple

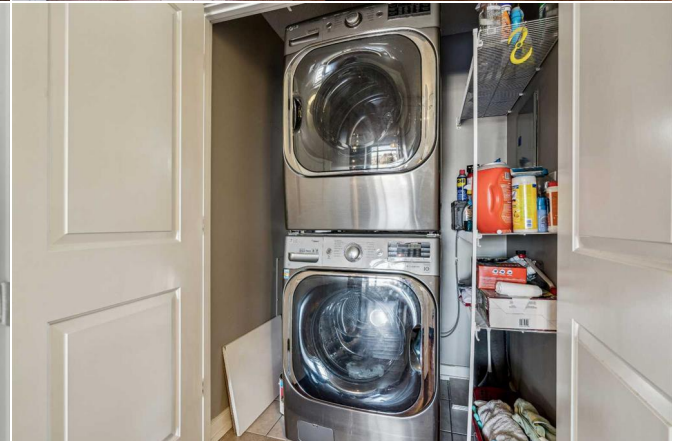
Zoning:
DC

Legal Desc:	8511188	Fee Freq: Monthly	Remarks
Pub Rmks:	One of the most walkable locations in the city. An amazing home for those that enjoy the Bow River Pathway. Enter the park & pathway system right across the street from the front door of the building. Walk to the heart of Kensington, Prince's Island Park, downtown shopping at TD Square and The Core Shopping Centre, or your favourite downtown restaurant in mere minutes. This open and spacious 2 bedroom and 2 bath apartment has been extensively updated in recent years, including hard wood & tile flooring, updated millwork and interior doors, beautifully and completely redone bathrooms that have custom tile tub surrounds and custom glass. One of the biggest units and nicest locations in the building. Facing onto quiet 3 Ave on the West side of Downtown, this apartment has tremendous river and park views. This is a clean and well run building that also offers a roof top patio and a fitness facility.		
Inclusions:	N/A		
Property Listed By:	RE/MAX iRealty Innovations		

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









PREPARED: 20250219



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

