



THE
A-TEAM

**RE/MAX
FIRST**

2121 98 Avenue #210, Calgary T2V 4S6

MLS® #: **A2196614**

Area: **Palliser**

Listing Date: **02/27/25**

List Price: **\$519,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,057**
Low Sqft:
Ttl Sqft: **1,057**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Multi
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Garburator,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`2" x 4`11"	3pc Ensuite bath	Main	8`5" x 4`11"
Bedroom - Primary	Main	14`1" x 11`3"	Bedroom	Main	10`7" x 9`9"

Legal/Tax/Financial

Condo Fee:
\$673

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

Zoning: **DC**

Legal Desc:

0412525

Remarks

Pub Rmks: **Gorgeous 2br, 2ba END UNIT** condo in excellent location next to green space, Southland Leisure Centre, Glenmore Reservoir (sailing, hiking, biking and shopping at the landing), Heritage Park, bus routes and shopping. Residents report this to be one of the best-managed and well-kept condos in the city! Beautiful west-facing balcony lets you enjoy long peaceful evenings and sunsets. Impressive 9' ceilings throughout, with classic hardwood floors and over-sized windows. Spacious unit with over 1100 sqft. Large master bedroom with roomy ensuite. Gas fireplace, central air conditioning, in suite laundry, window coverings, 1 heated underground parking with electric outlet and a dedicated storage unit near parking spot. Convenient visitor parking just outside the front entrance of the building. This complex has a dedicated guest suite available for visitors (which means you can use your 2nd bedroom for whatever you like!). This is an adult-living, no-smoking condo (35+) that allows pets (with board approval). Quick possession available.

Inclusions:

NA

Property Listed By:

Real Estate Professionals Inc.

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







