



THE
A-TEAM

**RE/MAX
FIRST**

1888 SIGNATURE Park #2201, Calgary T3H 4Z1

MLS® #: **A2196791**

Area: **Signal Hill**

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

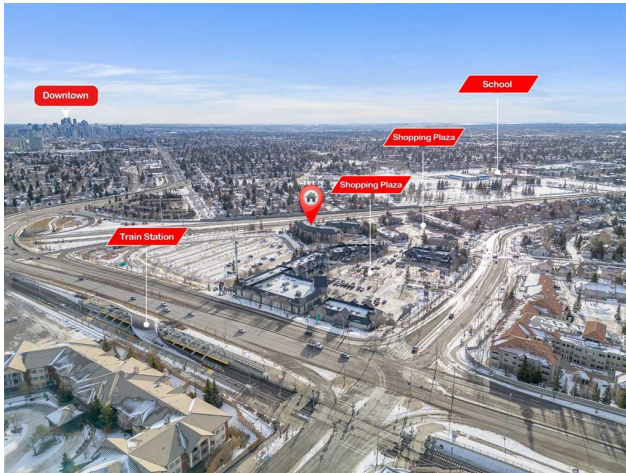
List Price: **\$402,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,303**
Low Sqft:
Ttl Sqft: **1,303**

Parkade,Stall,Underground

DOM

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

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`3" x 12`4"
Laundry	Main	8`6" x 4`3"
Den	Main	8`1" x 12`1"
Walk-In Closet	Main	5`0" x 6`5"
Kitchen	Main	10`0" x 15`10"
4pc Bathroom	Main	4`9" x 13`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	12`3" x 5`2"
Foyer	Main	5`1" x 5`9"
Bedroom - Primary	Main	20`5" x 11`1"
Living Room	Main	23`10" x 12`1"
Dining Room	Main	10`6" x 9`2"

Legal/Tax/Financial

Condo Fee:
\$946

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0310078**

Remarks

Pub Rmks: **1888 Signature Park SW is a building where units rarely become available so don't sleep on this one! Over 1300 square foot 2 bed, 1 den, 2 full bath second floor corner unit condo with 2 indoor titled parking spots & 1 titled storage locker. Amazing location is just across 17 Ave. SW to the Sirocco c-train station giving you easy access to downtown, SAIT and University of Calgary. As well Ambrose University and Westside rec centre are walking distance from the property. Just outside the property are West Market Square & Signature Park Plaza where you will find Sunterra Market, Starbucks, Circle-K, Hana Sushi, Royal Pizza, Pizza Hut, dentists, pharmacy, 5 Vine Wine & Craft Beer, New Camp Bar & Table and many more. West Hills Towne Center, Aspen Landing shopping centre, Canada Olympic Park, Winsport and Calgary farmers market are close by and you can drive to Canmore in less than an hour.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

