



THE
A-TEAM

**RE/MAX
FIRST**

650 10 Street #204, Calgary T2P5G4

MLS® #: **A2196824** Area: **Downtown West End** Listing Date: **02/24/25** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Finished Floor Area
 Abv Sqft: **779**
 Low Sqft:
 Ttl Sqft: **779**

DOM

0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Track Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`8" x 10`3"
Living Room	Main	14`9" x 12`3"
Bedroom - Primary	Main	15`0" x 10`3"
4pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`6" x 10`0"
Flex Space	Main	8`11" x 8`3"
Laundry	Main	3`1" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$557

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0012669**

Remarks

Pub Rmks: **Bright one bedroom plus den condo centrally located in the Axxis building! The open plan presents a living room with engineered hardwood flooring & cozy corner fireplace, dining area & kitchen that's nicely finished with island, plenty of storage space & stainless steel appliances. The good sized bedroom has direct access to a 4 piece bath & laundry. A comfortable flex space just off the bedroom is ideal for a home office setup. Other notable features include central air conditioning, concrete construction for peace & quiet, one assigned parking stall & an assigned storage locker. Building amenities include a fitness centre & party/recreation room with kitchen facilities. Also enjoy the ideal location steps to Bow River pathways & public transit (including LRT) & close to shopping, restaurants, cafes, & just across the river is trendy Kensington. Immediate possession is available!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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









