



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**811 5 Street #105, Calgary T2E 3W9**

MLS®#: **A2197069**      Area: **Renfrew**      Listing Date: **02/25/25**      List Price: **\$359,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **721**  
 Low Sqft:  
 Ttl Sqft: **721**

**Heated Garage,Underground**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Cedar,Stucco,Wood Frame**  
 Flooring: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 11`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 10`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$406**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq: **Monthly**

Legal Desc:

1510896

Remarks

Pub Rmks: **Nestled nicely next to Renfrew's "Bridgeland Park", the 43 PARK building is home to this striking two-bedroom inner city lifestyle unit. This bright and open end unit offers an air of modern sophistication, with its many desirable features including over-height ceilings, wide plank vinyl flooring, a gorgeous kitchen—highlighted by crisp white cabinetry and subway tiled backsplash. Well equipped with deluxe stainless steel appliance package including gas range and french-door fridge. Quartz kitchen, bathroom, & island countertops with an attractive attached dining table. Generously sized living area overlooking the rear private patio, a lush and quiet outdoor space when the maintained plants & foliage are in bloom. Well sized primary suite also enjoys this patio view, features double closets and access to the 4-piece bath with soaker tub and separate shower. This unit conveniently includes in-suite laundry with storage, as well as additional storage, secure underground parking, a fully fitted gym, visitor parking and just steps to all amenities! Boutiques, restaurants, shops of all kinds and within walking distance to Bridgeland, the river and DT. The total package inner city lifestyle condo, with attractive condo fees, prime yet quiet location, in a safe neighborhood across from a large park!**

Inclusions: n/a  
Property Listed By: **RE/MAX Complete Realty**

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





