

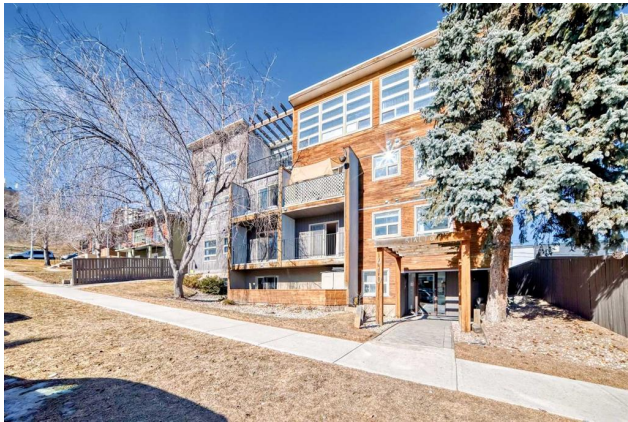


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**410 1 Avenue #202, Calgary T2E 0B4**

MLS®#: **A2197326**      Area: **Crescent Heights**      Listing Date: **02/25/25**      List Price: **\$249,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Covered,Stall**

Finished Floor Area

Abv Sqft: **624**  
 Low Sqft:  
 Ttl Sqft: **624**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction:  
**Mixed**  
 Flooring:  
**Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee:  
**\$664**  
 Legal Desc: **9611227**  
 Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Remarks

Pub Rmks:

**Renovated, updated and fresh paint! This 2 bed 1 bath 624sq ft condo is a stone's throw away from downtown and the amazing amenities, shops and restaurants in Bridgeland. This unit includes one of the few covered parking stalls as well. Easy walk up to the 2nd floor from the parking area, where upon entering the home you are greeted with an abundant kitchen, renovated with cabinets, granite counter tops, and a stainless steel appliance package. The sunny SOUTH facing living room allows for the light to flood in! A large balcony will facilitate lounging outdoors while remaining in your own private space. Two large bedrooms allow for roommates or a home office - nice! The spacious bathroom has plenty of room for your things and hosts the stacked washer/dryer as well. The community features a host of walking paths, a short jaunt into the downtown area, parks and more. Love your life at the Rialto and book a showing today!**

Inclusions:

n/a

Property Listed By:

**TREC The Real Estate Company**

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







