



THE
A-TEAM

**RE/MAX
FIRST**

1728 48 Street #102, Calgary T2A 1R9

MLS® #: **A2197619**

Area: **Forest Lawn**

Listing Date: **02/26/25**

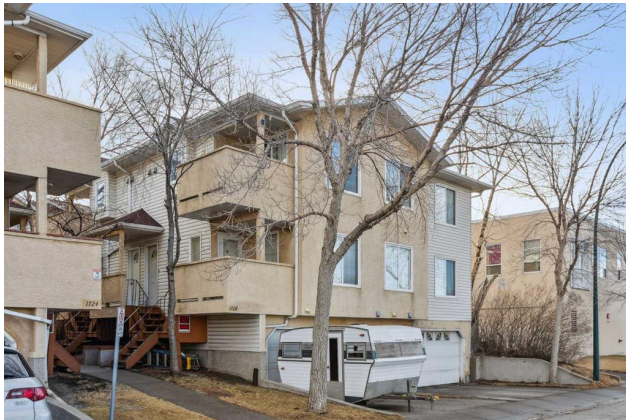
List Price: **\$225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **664**
Low Sqft:
Ttl Sqft: **664**

DOM

2

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Lawn

Assigned,Garage Door Opener,Stall

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$325		Title: Fee Simple Fee Freq: Monthly		Zoning: M-C1	
Legal Desc:	9412247				

Remarks

Pub Rmks: **MOVE-IN READY! This bright corner end unit has been recently painted and features newer flooring and partially upgraded insulation, 2023 hot water tank. The spacious living and dining areas are filled with natural light from big windows and offer views of the green space. The white kitchen provides cabinet space. This home is complete with two bedrooms, a recently renovated main bathroom, and in-unit laundry. Additionally, there is an assigned parking stall with a large storage room, located in the heated shared garage. Conveniently situated near shopping, schools, major roads, and just a short walk to International Ave for easy access to transit options, this home is a must-see!**

Inclusions: **Window coverings, 1 garage door fob**

Property Listed By: **Skyrock**

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





