



THE
A-TEAM

**RE/MAX
FIRST**

4907 8 Street #7, Calgary T2S 2P1

MLS® #: **A2197732**

Area: **Britannia**

Listing Date: **02/27/25**

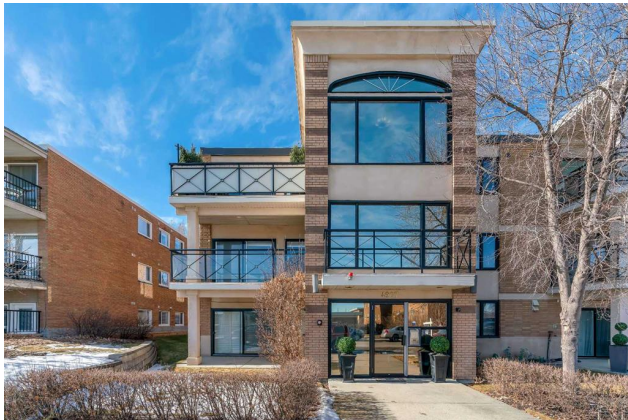
List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

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Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$1,091**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **9611401**

Remarks

Pub Rmks: **Spacious 2 bedroom , 2 bathroom ground floor, end unit in a quiet, exclusive building within the prestigious community of Britannia. A large foyer with dual closets effortlessly tucks away jackets, shoes and bags. The elegant living room with crown molding invites relaxation in front of the gas fireplace. Large patio sliders stream in natural light and provide access to the private patio encouraging casual barbeques and time spent unwinding. A large dining area allows you entertain easily. Clear sightlines into the white, neutral kitchen promote unobstructed conversations. The primary bedroom is exceedingly large with a custom walk-in closet and a 5-piece ensuite for ultimate luxury! French doors open to reveal the large den for a tucked away work or hobby space or even use as a guest room thanks to the close proximity to the 4-piece bathroom. In-suite laundry, underground parking and a separate storage room further add to your comfort and convenience. This well-maintained home is outstandingly located within walking distance to exceptional amenities including Sunterra Market, Village Ice Cream, Grumans Delicatessen, Lina's Italian Mercato, Browns Social House, the Calgary Golf and Country Club and the tranquil Elbow River. Book a showing to see for yourself!**

Inclusions: **All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"**

Property Listed By: **Real Broker**

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





