



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**488 7 Avenue #402, Calgary T2E 0N2**

MLS® #: **A2198479**      Area: **Renfrew**      Listing Date: **03/02/25**      List Price: **\$299,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

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

Finished Floor Area

Abv Sqft: **620**  
 Low Sqft:  
 Ttl Sqft: **620**

DOM

**32**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Penthouse**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 8`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 6`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 11`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`11" x 6`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$515

Fee Simple

M-C2

Fee Freq:  
Monthly

Legal Desc: 0713736

Remarks

Pub Rmks: **Experience superb living in this pretty penthouse condo, nestled in a peaceful, well-established community walkable to shopping, dining and downtown. Boasting soaring 10' ceilings, this lovely home is bathed in natural light from expansive windows, creating a bright and airy ambiance. The modern kitchen, featuring stainless steel appliances and granite countertops, seamlessly flows into the spacious great room—ideal for entertaining. Cozy up on chilly evenings by the warmth of the gas fireplace. Designed with functionality in mind, this condo showcases contemporary finishes, clean lines, and a neutral colour palette. Enjoy the added comforts of in-floor heating and in-suite laundry, plus the convenience of heated underground parking and a private storage unit. Don't miss this incredible opportunity—contact your trusted realtor today to schedule a private showing!**

Inclusions: **Pot Holder on Wall**  
Property Listed By: **MaxWell Capital Realty**

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





