



THE
A-TEAM

**RE/MAX
FIRST**

112 23 Avenue #306, Calgary T2Z 5C7

MLS® #: **A2200011** Area: **Mission** Listing Date: **03/07/25** List Price: **\$244,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1970**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **452**
 Low Sqft:
 Ttl Sqft: **452**

DOM

29
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

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

Construction: **Brick,Wood Frame**
 Flooring: **Hardwood,Marble**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove,European Washer/Dryer Combination,Oven-Built-In,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 11`2"	Kitchen	Main	9`6" x 7`1"
Bedroom - Primary	Main	10`9" x 8`1"	Foyer	Main	10`0" x 5`2"
5pc Bathroom	Main	8`5" x 4`9"			

Legal/Tax/Financial

Condo Fee: **\$340** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0211296

Remarks

Pub Rmks: **Stunning upgraded condo in the heart of Mission with views of the Elbow River! This one bedroom condo has been completely renovated with luxury finishes and features refinished oak hardwood flooring, gorgeous tiled walls in the entry, beautiful new galley kitchen with stone counter tops, built-in appliance package and tiled backsplash, absolutely incredible bathroom with floor to ceiling real marble tile and gold sinks, washer/dry combo, an open bedroom and an amazing view of the Elbow River from the balcony. Assigned outdoor parking stall and just steps to the river paths and all the great amenities Mission has to offer! Truly a one of a kind unit in a fantastic location. Call today for your private showing!**

Inclusions: **NA**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







