



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**714 5A Street #9, Calgary T2N 1R4**

MLS® #: **A2200015**

Area: **Sunnyside**

Listing Date: **03/06/25**

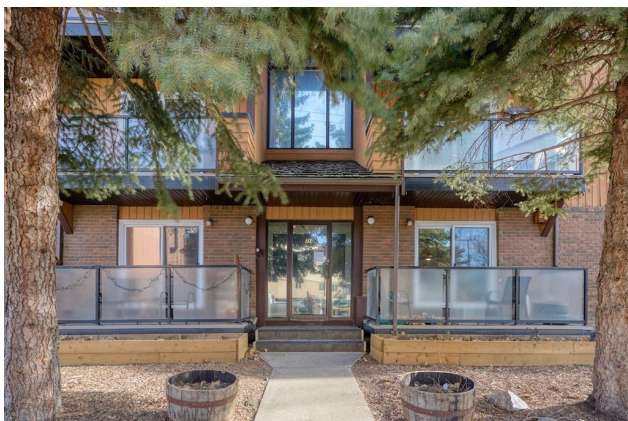
List Price: **\$249,900**

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:

Finished Floor Area

Abv Sqft: **656**  
Low Sqft:  
Ttl Sqft: **656**

DOM

**28**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Off Street,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **No Smoking Home**  
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: **\$450**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-CG**

Legal Desc: **7910012**

Remarks

Pub Rmks:

**Amazing Value for this condo in Sunnyside - one of Calgary's most SOUGHT-AFTER INNER-CITY neighborhoods! This is an incredible opportunity for professionals, students, first-time buyers, and investors looking for a rental property in a prime location. LOCATION, LOCATION, LOCATION - Situated just steps from trendy shops and restaurants in Kensington, the LRT, and the Bow River pathways. A short walk to downtown Calgary makes commuting quick and easy, perfect for busy professionals and students. This beautiful TOP-FLOOR unit offers stunning SE views of the river and downtown. The kitchen features ample cabinets and countertop space, ideal for meal prep and entertaining. The open-concept living room leads to a private balcony - a perfect spot for morning coffee or evening relaxation. This unit includes 2 spacious bedrooms and 1 bathroom, making it ideal for roommates, couples, or individuals seeking extra space. Multiple storage rooms in the basement provide plenty of room for bikes, furniture, and other extras. Enjoy the convenience of a designated parking spot in the private rear lot. LOWEST condo fees in the area - Guaranteed by a self-managed, highly efficient condo plan with a strong reserve fund and well-planned details for the future. This ensures long-term financial stability and peace of mind for owners and investors alike. Perfect for: Professionals - Close to downtown and transit for a stress-free commute. Students - Easy access to public transportation and nearby schools. First-time buyers - Affordable and well-managed, with low fees and strong future planning. Investors - High-demand rental location with solid financial management and great value. Don't miss out on this fantastic condo in a vibrant, walkable neighborhood - close to parks, top-rated restaurants, and public transportation. Act now before it's gone!**

Inclusions:

n/a

Property Listed By:

**RE/MAX Real Estate (Central)**

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





