



THE
A-TEAM

**RE/MAX
FIRST**

607 7 Avenue #204, Calgary T2E 0N4

MLS® #: **A2200057**

Area: **Renfrew**

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

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

Status: **Active**

County: **Calgary**

Change: **-\$15k, 03-Apr**

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: **747**
Low Sqft:
Ttl Sqft: **747**

DOM

47

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:

Assigned,Off Street,Stall

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	26`10" x 24`10"	Kitchen	Main	26`10" x 24`4"
Bedroom	Main	39`4" x 29`6"	Living Room	Main	51`11" x 38`7"
Bedroom	Main	27`8" x 36`8"	4pc Bathroom	Main	16`2" x 25`5"

Legal/Tax/Financial

Condo Fee:
\$461

Title:
Fee Simple

Zoning:
M-C2

Legal Desc:	8210620	Fee Freq: Monthly	Remarks
Pub Rmks:	HUGE Price reduction; amazing value!!! The main living space is bathed natural warmth and sunlight streaming through the big, bright windows. Updated sleek wide plank laminated flooring accentuates the cozy living room complete with the elegant gas fireplace. The kitchen opens to the quaint dining area and is well appointed with quality stainless steel appliances and wide ceramic tile. The two bedrooms are spacious and feature newer comfy carpeting and boast plenty of closet space. The bathroom is clean and well updated. There's plenty of additional closet space in the home and even a laundry hook up available for potential in-suite laundry. Fabulous location in a quiet corner of Renfrew, so close to downtown and just a short stroll to schools, parks rec-facilities and all the goodness of the trendy Edmonton Trail hospitality strip. The building is in top shape and well managed by a dedicated management team. Terrific condition and value for the first time home owner or landlord.		
Inclusions:	n/a		
Property Listed By:	Turnkey Realty		

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







