



THE
A-TEAM

**RE/MAX
FIRST**

4108 STANLEY Road #301, Calgary T2S 2P4

MLS® #: **A2205881**

Area: **Parkhill**

Listing Date: **03/27/25**

List Price: **\$309,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **768**
Low Sqft:
Ttl Sqft: **768**

DOM

13
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped
Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$483**
Legal Desc: **0411827**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Remarks

Pub Rmks: **This bright and spacious 1 bedroom top-floor end-unit is ready to welcome new owners! Nestled between McLeod Trail and Stanley Park, the location is an unrivalled blend of convenience where inner-city living meets an abundance of walking trails, bike paths, shops, dining and transit access. This unit features an open main living area, a gas fireplace, granite countertops, a generous breakfast bar and a spacious pantry. The balcony will have you enjoying more sunrises with unobstructed views to the east, and enjoying more evenings with a natural gas line waiting to have your barbecue ready to go on demand. Just a 5 minute drive north to downtown or a 5 minute drive south to Chinook Mall, you'll find yourself commuting with ease. The 39th LRT Station is nearby, so with a titled underground parking stall keeping your vehicle warm and secure, you can venture out and enjoy the wealth of amenities in the community and beyond. Downstairs on the main floor, a well-kept fitness centre is available for residents in this pet-friendly, non-smoking complex. Units in this well-managed complex don't come up often so seize the opportunity to call this one your own!**

Inclusions: **Kitchen Stools**
Property Listed By: **eXp Realty**

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









301-4108 Stanley Rd SW, Calgary, AB

Main Floor 916sqft Area 738.44 sq ft



0 3 6 ft

PREPARED: 2025/03/20



White regions are excluded from total floor area in SQUARE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.