

**1401 Centre A Street NE # 107 Calgary, AB T2E2Z8**

**Residential  
Incomplete**

**A2178533**

**DOM:** 0

**LP:** \$399,000.00

**CDOM:**

**OP:**

**Banner:**

**?? Sun-Filled Corner Townhome in Crescent Heights – Comfort and Convenience in the Heart of the City**



<b>Class:</b>	Row/Townhouse	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Crescent Heights
<b>Type:</b>	Five Plus	<b>Ttl Beds:</b>	2
<b>Levels:</b>	Three Or More	<b>F/H Bth:</b>	2/1
<b>Year Built:</b>	2000	<b>RMS SQFT:</b>	1,540.00
<b>LINC#:</b>	<a href="#">0028566637</a>	<b>LP/SF:</b>	\$259.09
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	Immediate, Negotiable	<b>Lot Size:</b>	SqFt
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>		<b>Lot:</b>	
<b>Legal Desc:</b>	0012513;10	<b>Condo:</b>	Yes
<b>Legal Pln:</b>	0012513 Blk:		

<b>Zoning:</b>	M-C1	<b>Tax Amt/Yr:</b>	\$2,227.00/2024
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	Board Approval, Easement Registered On Title		

**Public Remarks:** Welcome to your dream corner townhome in the vibrant and highly sought-after community of Crescent Heights. A home that blends comfort, convenience, and the perfect location, just minutes from the heart of Calgary. This gorgeous 2-storey corner unit is more than just a home; it's an experience. With a unique turret that elevates both your upper floors, this is one of the largest units in the complex. Picture yourself in 1,540 square feet of sun-filled, open-concept living space with stunning east and south-facing windows. Step into a bright and spacious living room featuring a cozy 3-sided fireplace that creates warmth and ambiance throughout the main floor. Perfect for those chilly Calgary nights. The kitchen offers the modern conveniences you desire, including an eating bar, ample counter space, and plenty of cabinetry. Enjoy your morning coffee or unwind after work on your private outdoor balcony, soaking in the peaceful surroundings. On the top floor, you'll find not one but two spacious master bedrooms, each boasting its own 4-piece ensuite. Need more space? The main floor features a den or office that could easily transform into a third bedroom. Outfitted with elegant Hunter Douglas blinds, this home ensures both privacy and style at every window. And let's not forget, location is key. Nestled just steps from the lively Centre Street, you have easy access to a variety of shops, cafes, restaurants, and bus routes. Enjoy the luxury of walking or biking to work and taking in the nearby beauty of Rotary Park. Here, convenience meets community. Experience the practicality of in-suite laundry and the peace of mind of a secured, heated underground parkade with your own titled parking stall and guest spots available. With condo fees that include heat, water, and sewer, your day-to-day becomes hassle-free. With an abundance of natural light, unmatched design, and a location that places you minutes from downtown, this Crescent Heights gem won't last long. Don't miss your chance to call this remarkable space home.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b>	2	<b>Main:</b>	76.18	<b>Mtr2</b>	820.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	2	0	0	<b>Rms Abv:</b>	8	<b>Upper:</b>	66.89	<b>Mtr2</b>	720.00	<b>SqFt</b>
								<b>Total AG:</b>	143.07	<b>Mtr2</b>	1,540.00	<b>SqFt</b>

**Property Information**

<b>Basement:</b>	None	<b>Laundry Ft:</b>	Laundry Room, Main Level
<b>Heating:</b>	Baseboard, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Stucco, Wood Frame	<b>Fireplaces:</b>	1/Dining Room, Gas, Living Room, See Through, Three-Sided
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Hardwood, Tile, Vinyl
<b>Exterior Feat:</b>	Balcony, Lighting	<b>Fencing:</b>	Partial
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Balcony(s)
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Heated Garage, Secured, Titled, Underground <b>Total: 1</b>		
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry		
<b>Comm Feature:</b>	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights		
<b>Lot Features:</b>	Corner Lot, Low Maintenance Landscape, Treed		
<b>Goods Include:</b>	NA		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	NA		


**Condo Information**

<b>Condo Name:</b>	The Courtyard At Cresnet Heights	<b>Condo Fee:</b>	\$754.05/Monthly
<b>Condo Type:</b>	Conventional Condo	<b>HOA:</b>	
<b>Mgmt Co/Ph:</b>	Condeau Mgt. Services/4035311588	<b>Floor #:</b>	1
<b>Prk Plan Type:</b>	Titled	<b># Elevators:</b>	
<b>Legal Desc:</b>	0012513/10	<b>Total Floors:</b>	
<b>Legal Park:</b>	0012513/31	<b>Common Walls:</b>	1 Common Wall
<b>Legal Stor:</b>		<b>Unit Exposure:</b>	E
<b># of Units:</b>		<b>Unit Factor:</b>	423
<b>Fee Includes:</b>	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	<b>Prk Unit Factor:</b>	1
<b>Reg Size Incl:</b>	Interior Above Grade	<b>Floor Location:</b>	
<b>Assoc Amen:</b>	Snow Removal, Trash, Visitor Parking		
<b>Pets Allowed:</b>	Restrictions, Yes		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>		<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	
Foyer	Main	4` 5" x 6` 9"	1.35M x 2.06M	Kitchen	Main	12` 8" x 7` 9"	3.86M x 2.36M
Pantry	Main	1` 11" x 1` 2"	0.59M x 0.36M	Dining	Main	13` 1" x 10` 6"	3.99M x 3.20M
Living	Main	11` 6" x 15` 2"	3.51M x 4.62M	Other	Main	1` 10" x 2` 7"	0.56M x 0.79M
Laundry	Main	5` 1" x 5` 5"	1.55M x 1.65M	Balcony	Main	8` 7" x 5` 6"	2.62M x 1.68M
Primary Bed	2nd	16` 1" x 13` 3"	4.90M x 4.04M	Bedrm	2nd	14` 10" x 10` 0"	4.52M x 3.05M
Den	Main	8` 5" x 11` 9"	2.57M x 3.58M	2pc Bathroom	Main	5` 1" x 5` 0"	1.55M x 1.52M
4pc Ensuite bath	2nd	7` 9" x 4` 10"	2.36M x 1.47M	4pc Ensuite bath	2nd	4` 11" x 9` 4"	1.50M x 2.84M

**Agent & Office Information**

<b>List Agent:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	<b>Firm Fax:</b>	
<b>Appt:</b>	ShowinTime	<b>List Date:</b>	11/13/2024
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386	<b>Expiry Dt:</b>	03/12/2025
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance	<b>With Dt:</b>	
<b>LB Type/Info:</b>	SentriLock/Front Entry	<b>Dower Rt:</b>	
<b>Owner Name:</b>	HETMANCHUK	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Vacant	<b>Exclusion:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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