



Listing ID #	E4512436	ACTIVE	
Building Type	Lowrise Apartment		
Style	Single Level Apartment	Sold Date	
Year Built	2014	Bedrooms Above	1
Full Baths	1	Bedrooms Total	1
Half Baths	0	Basement	None
Total Baths	1.0	Basement Dev	No Basement
Tot Flr AG SqFt	642.18	Tot Flr AG SqM	59.66

[URL-Virtual Tour](#) [URL-Brochure](#)

Main floor condo with a large patio and whereby you can access your condo from the street - no need to even buzz in friends and family! A fabulous walking community, only 2 blocks to the vibrant activity of Whyte Avenue where you'll find funky coffee shops, restaurants, clubs, bars and boutique clothing stores. Beautifully designed and outfitted, this 1 bedroom condo is sure to impress. Open floor plan with 9-foot ceilings, a gorgeous white kitchen, pendulum lighting over the large island, quartz counter tops, high-end stainless steel appliances, engineered hardwood flooring, in-suite laundry with full size washer and dryer, and one titled underground parking stall. The patio is large and private with shrubs and trees. Arthur Condominiums – a quiet building, well sound proofed, and only 15 units. Sure to please!

Directions

Living Room	4.84x3.22	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	M	No	Main		
Kitchen	6.36x2.77	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.65x3.09	M		6				Tot Flr AG	59.66	642.18
Bedroom 2				7				# Finished	1	

Heat Source Natural Gas
Heat Type In Floor Heat System
Foundation Concrete
Roof Type Flat
Exterior Brick, Stucco
Flooring Ceramic Tile, Engineered Wood
Features Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Vinyl Windows

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure East
Lot Size SqM F x D (m) x
Zoning
Tax Amount \$2,974.34 / 2026
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type

Site Features Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Underground

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Arthur Condominiums	Floor Location	Ground	Floor#	1
Condo Fee	\$545.45	#Floors in Build	3	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		