



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1319 14 Avenue #1710, Calgary T3C 0W3**

MLS® #: **A2117185**

Area: **Beltline**

Listing Date: **03/29/24**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **348**  
Low Sqft:  
Ttl Sqft: **348**

Access:  
Lot Feat:  
Park Feat:

**Off Street, Parkade**

DOM

**51**

Layout

Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Metal Siding**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **High Ceilings, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11'4" x 4'1"</b>	<b>Great Room</b>	<b>Main</b>	<b>15'9" x 13'1"</b>
<b>Laundry</b>	<b>Main</b>	<b>4'0" x 3'11"</b>	<b>Balcony</b>	<b>Main</b>	<b>11'5" x 6'6"</b>
<b>Foyer</b>	<b>Main</b>	<b>5'7" x 4'7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7'11" x 4'11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$216**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	2312166	Monthly	Remarks
Pub Rmks:	<b>**AIRBNB &amp; PET FRIENDLY, LOW CONDO FEES WHICH INCLUDE WATER, HEAT AND ELECTRICITY**</b> Step into the epitome of urban sophistication with this meticulously crafted studio apartment that has incredible skyline views! From the captivating industrial aesthetic of exposed concrete floors, to the expansive openness provided by 9.5' ceilings, and floor-to-ceiling windows, every element of this space is a testament to the seamless blend of style and practicality. Here, it's about more than just square footage; it's about curating the perfect environment for everyday living. Elevating this lifestyle is a dedicated community coordinator, orchestrating vibrant resident events ranging from rooftop garden gatherings to ping pong tournaments in the penthouse resident lounge. Beyond fostering connections, this residence caters to urban living with an impressive array of amenities, including 177 bike storage stalls, a fully equipped bike maintenance station, a convenient pet grooming area, and the inviting resident lounge. Entertain with ease on the rooftop patio, complete with a BBQ kitchen and fire table, or retreat indoors to the comfort of your custom-designed living space. Every aspect has been meticulously planned to elevate your lifestyle. With the chic kitchen, quartz countertops, stainless steel appliances, gas range, and BBQ hook-up, culinary convenience is at your fingertips, while air conditioning ensures year-round comfort. Experience effortless urban living in this exceptional studio apartment.		
Inclusions:	NA		
Property Listed By:	CIR Realty		

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













