



THE
A-TEAM

**RE/MAX
FIRST**

1208 14 Avenue #305, Calgary T3C 0V9

MLS® #: **A2117883**

Area: **Beltline**

Listing Date: **04/03/24**

List Price: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,015**
Low Sqft:
Ttl Sqft: **1,015**

DOM

47

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 13`0"
Dining Room	Main	11`4" x 10`4"
2pc Ensuite bath	Main	5`3" x 4`6"
Foyer	Main	7`2" x 4`5"
Laundry	Main	5`5" x 3`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 7`3"
Bedroom - Primary	Main	14`7" x 12`9"
Bedroom	Main	11`5" x 9`4"
Storage	Main	5`5" x 4`5"
3pc Bathroom	Main	8`0" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$803

Fee Simple

CC-MHX

Fee Freq:

Monthly

Legal Desc:

8010907

Remarks

Pub Rmks:

Rarely do opportunities arise to own a condominium within this esteemed building, making this 2-bedroom unit an exceptional find. Boasting over 1000 square feet of living space, this condo offers a seamless open floor plan, accentuated by a spacious living and dining area. The kitchen is a focal point, featuring imported Madison Cherry cabinets with custom space-saving drawers, pantry, spice cabinet, granite counters, and a subway tile backsplash, creating an atmosphere of sophistication. The primary bedroom is generously proportioned, complete with a 2-piece ensuite, while a well-sized second bedroom offers flexibility. In-suite laundry adds convenience, complemented by a 3-piece bathroom for guests. Throughout the unit, gleaming hardwood floors lend an air of elegance. A large north-facing deck extends the living space outdoors. Ample in-suite storage is supplemented by additional storage near the underground parking, where two parking stalls are included—one secured underground heated parking, and one outdoor stall. This property epitomizes comfort, style, and convenience, presenting a rare opportunity for discerning buyers. This prime location is steps to the off-leash area at Connaught Park, cool shops on 11 Street and all amenities on 17 Avenue. This quiet, concrete building is pet friendly and well managed.

Inclusions:

N/A

Property Listed By:

Real Broker

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





