



THE
A-TEAM

**RE/MAX
FIRST**

4 14 Street #205, Calgary T2N1Z4

MLS® #: **A2119165**

Area: **Hillhurst**

Listing Date: **04/02/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **964**
Low Sqft:
Ttl Sqft: **964**

DOM

47

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **French Door,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`4" x 10`0"
Dining Room	Main	11`8" x 8`2"
Living Room	Main	11`1" x 15`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`1" x 10`5"
Eat in Kitchen	Main	16`11" x 13`5"
Bedroom - Primary	Main	16`6" x 12`6"

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple

Zoning:
C-COR2 f2.8h16

Legal Desc:

9912161

Fee Freq:
Monthly

Remarks

Pub Rmks:

Stylish 2-bedroom 1 bathroom Condo that is a 5 minute walk to Bow River Pathway System, Riley Park and Queen Elizabeth School. This amazing property has an open concept living room, dining room and kitchen which is perfect for entertaining your family and friends. The kitchen has 4-stainless steel appliances, granite counter tops, loads of cupboard space, a large island to prepare your gourmet meals and have bar style seating. There is an elegant living room with a gas fireplace and large window for natural light. There is a West facing wrap around balcony to enjoy on those hot summer nights ahead and to watch the sunsets. Secure Underground Heated Titled Parking Stall, storage and Pet Friendly Building with Board Approval. Close to Downtown, schools, shopping and so much more. Book your showing today!

Inclusions:

The property is completely furnished and the patio set and BBQ belongs to the Sellers and these items can be negotiated with the sale.

Property Listed By:

Hope Street Real Estate Corp.

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







