



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 14 Avenue #315, Calgary T2R 1H4**

MLS® #: **A2121767**

Area: **Beltline**

Listing Date: **04/10/24**

List Price: **\$260,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1974**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **602**  
Low Sqft:  
Ttl Sqft: **602**

DOM

**39**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Other**  
Park Feat: **Gated,Parkade,Secured**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Refrigerator,Stove(s)**  
Int Feat: **Elevator,Recreation Facilities,Sauna,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 17`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`0" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$486**

Title:  
**Fee Simple**

Zoning:  
**CC-COR**

Legal Desc:	9810386	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>Talk about a great investment &amp; a huge opportunity! A spacious one bedroom corner unit with a large south facing balcony featuring an open layout with a renovated kitchen complete with maple cabinets and a raised eating bar, laminate floors, and secure parking. All that in a fantastic concrete building complete with elevators, an indoor saltwater pool, an extremely well-stocked exercise room that has free WIFI &amp; a big screen TV to watch as you are on the treadmill! The complex also has a full time building operator who is fantastic, full time cleaner and a great sense of community. Best yet is the location!!! Located in the heart of Calgary's Beltline it is 3 blocks away from trendy 17th Ave and only a 5 minute walk to downtown! And the condo fees even include Electricity! You will love living here!</b>		
Inclusions:	n/a		
Property Listed By:	TREC The Real Estate Company		

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









