



THE
A-TEAM

**RE/MAX
FIRST**

540 14 Avenue #1440, Calgary T2R 0M6

MLS® #: **A2122767**

Area: **Beltline**

Listing Date: **04/13/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,098**
Low Sqft:
Ttl Sqft: **2,098**

DOM

36
Layout
Beds: **2 (2)**
Baths: **3.0 (2 2)**
Style: **Penthouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Brick**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Open Floorplan,Recessed Lighting,Recreation Facilities,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| Kitchen | Main | 12`10" x 16`1" | Dining Room | Main | 6`11" x 16`1" |
| Family Room | Main | 13`5" x 13`0" | Living Room | Main | 22`8" x 21`0" |
| Laundry | Main | 5`10" x 8`2" | 2pc Bathroom | Main | 8`0" x 5`0" |
| Bedroom - Primary | Upper | 17`2" x 25`3" | Bedroom | Upper | 9`8" x 13`1" |
| Sunroom/Solarium | Upper | 13`0" x 8`11" | 2pc Ensuite bath | Upper | 5`4" x 5`7" |
| 3pc Ensuite bath | Upper | 9`5" x 16`2" | 4pc Bathroom | Upper | 7`11" x 5`0" |

Legal/Tax/Financial

Condo Fee:
\$1,721

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **7910811**

Remarks

Pub Rmks:

Modern sophistication w/ an upscale designers flare, this one-of-a-kind property is the pinnacle of urban living in this extraordinary executive penthouse, boasting a distinctive two-story layout w/ unparalleled panoramic views, nestled within the secure building, Rosewood Estates. This sprawling multi-level condo epitomizes downtown luxury living w/ a whisper of eclectic flair! Ideally situated in the vibrant Beltline, just off the renowned 17th Avenue, offering effortless access to premier dining, cafes, incredible amenities & bustling nightlife. This penthouse showcases two outdoor retreats, including a private three-season sunroom & expansive windows that invite breathtaking vistas of sunrise, the Calgary skyline & views of the Stampede fireworks into almost every room. Meticulously crafted, every facet of this unit exudes thoughtful design, featuring an array of premium upgrades, including new matte black hardwood floors, alongside fresh paint, central A/C, a central vacuum system, designer light installations paired w/ recessed lighting, & luxury window coverings. The main level unfolds gracefully, revealing a welcoming foyer leading seamlessly into an open floor plan, encompassing the living & dining areas. The spacious family room is adorned w/ a charming stone-faced wood-burning fireplace, creating a warm & inviting atmosphere. The gourmet kitchen is a culinary haven, equipped w/ ceiling-height cabinetry, & upgraded appliances including a Sub-Zero refrigerator, granite countertops, & additional bar seating for entertaining. The office is adorned w/ built-in cabinetry & granite counters, providing a tranquil workspace ideal for those who enjoy working part or full-time from home. Completing the main level is a well-appointed 2-piece bath. The primary bedroom on the upper level is a private, lavish retreat, featuring two walk-in closets w/ organizers, a private powder room, seating area, & spa-like ensuite. The ensuite features a luxurious soaker tub, a walk-in steam shower, a coffee station, a makeup area, & a wine/champagne fridge. From the primary bedroom, find access to one of the most incredible features of the home—the three-season sunroom, which offers an ideal space to start the day & later, unwind, while soaking in the dazzling city views, w/ access to the second wrap-around balcony. The second-floor hallway connects to the laundry area, an upgraded 4-piece bath, & the well-appointed second bedroom. The property includes two covered & secured assigned parking stalls, & ample storage throughout. Rosewood Estates ensures a secure & well-managed living environment, granting residents exclusive access to a social room, fitness center, & secure bike storage. This residence is not merely a home; it is a lifestyle curated for those who appreciate the finest in urban living. Embrace this rare opportunity to reside in a secure & sophisticated building, & relish the privileges of a downtown address that redefines luxury living.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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







