



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 14 Avenue #401, Calgary T2R0M2**

MLS® #: **A2123080**

Area: **Beltline**

Listing Date: **04/15/24**

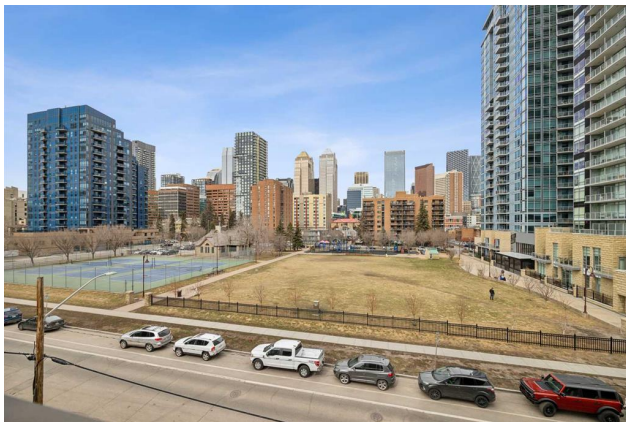
List Price: **\$409,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **1980**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **913**  
Low Sqft:  
Ttl Sqft: **913**

DOM

**34**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 19`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 7`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`7" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 17`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$612**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**

Legal Desc:	8110899	Monthly
		Remarks
Pub Rmks:		<p>Step into the vibrant heart of downtown Calgary with this contemporary condo located just off First Street SW, an area renowned for its bustling restaurants, lounges, and exceptional shopping. This urban gem is not only steps away from culinary delights and chic nightlife but also offers a serene park across the street, adding a touch of tranquility to the city buzz. This stunning condo boasts just under 1000 square feet of modern living space, optimized for both style and comfort. The open floor plan integrates the living, dining, and kitchen areas into a seamless flow, perfect for entertaining and everyday living. The well-appointed kitchen is perfect for the space, featuring sleek stone countertops, an island ideal for gatherings, and stainless steel appliances. The living area is a sanctuary of relaxation, complete with a stylish wood-burning fireplace that adds warmth and ambiance on chilly evenings. Expansive windows bathe the space in natural light and offer breathtaking views of the downtown skyline, enhancing the home's open and airy feel. Accommodations include two generously sized bedrooms. The large master suite is a retreat in itself, equipped with ample closet space and ensuite bathroom. The second bedroom provides flexibility, perfect as a guest room or a home office, depending on your needs. Step outside onto the massive wrap-around balcony, where you can enjoy panoramic views of the cityscape. It's the perfect spot for hosting sunset dinners or enjoying a quiet morning coffee, with the backdrop of Calgary's dynamic skyline. Additional features of this exceptional condo include secure parking, ensuring peace of mind and convenience. The building itself is pet friendly and well maintained, reflecting pride of ownership and a commitment to quality. Located just a short walk from the core of downtown and 17th Ave, as well as the First Street Market, this condo offers unmatched access to the city's best amenities. Whether it's dining, shopping, or leisure, everything is right at your doorstep. Don't miss the opportunity to own a slice of downtown Calgary's vibrant lifestyle. This condo is an ideal choice for those seeking a stylish, convenient, and dynamic living space in the heart of the city. Come see why this property is not just a place to live, but a lifestyle choice.</p>
Inclusions:	None	
Property Listed By:	eXp Realty	

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









