



THE
A-TEAM

**RE/MAX
FIRST**

215 14 Avenue #604, Calgary T2R0M2

MLS® #: **A2123777**

Area: **Beltline**

Listing Date: **04/18/24**

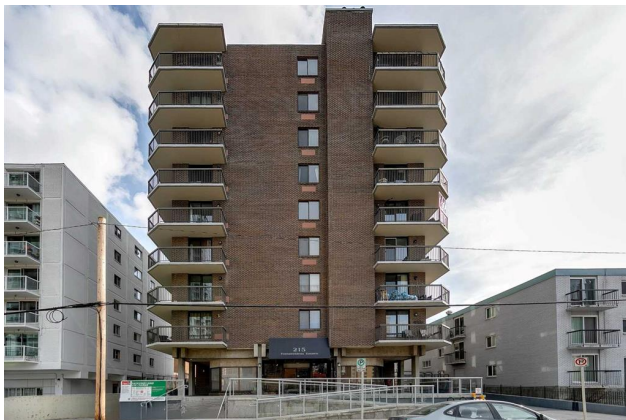
List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **919**
Low Sqft:
Ttl Sqft: **919**

DOM

31

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Secured,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Oven-Built-In,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Soaking Tub,Track Lighting,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	7`1" x 5`1"
Bedroom	Main	13`6" x 8`3"
Kitchen	Main	13`6" x 7`1"
Living Room	Main	17`3" x 17`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`2" x 5`1"
Bedroom	Main	10`10" x 20`4"
Laundry	Main	7`3" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$617

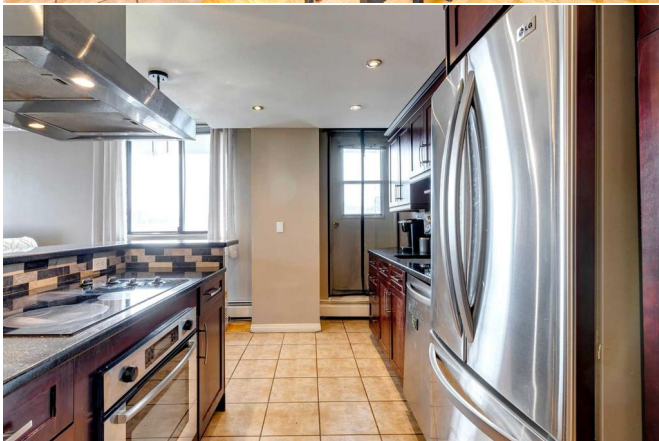
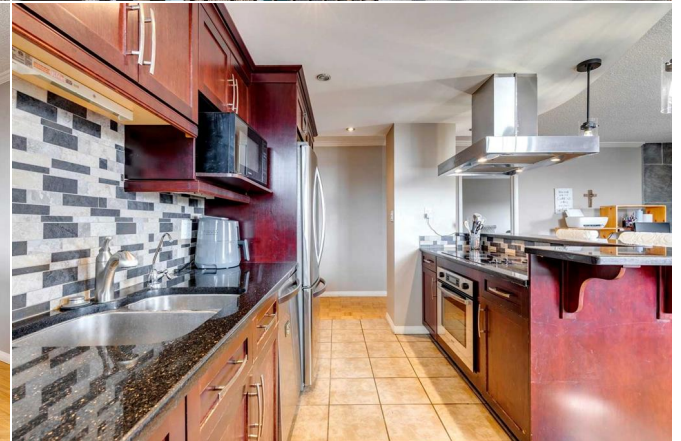
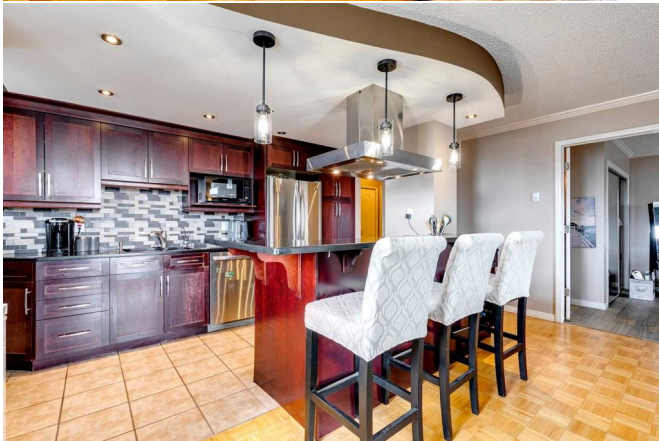
Title:
Fee Simple

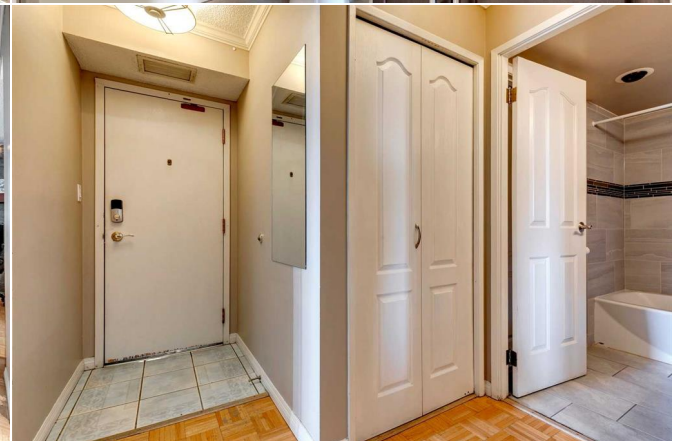
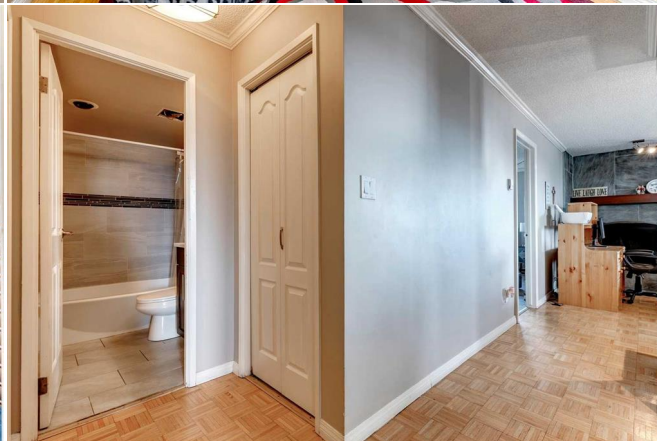
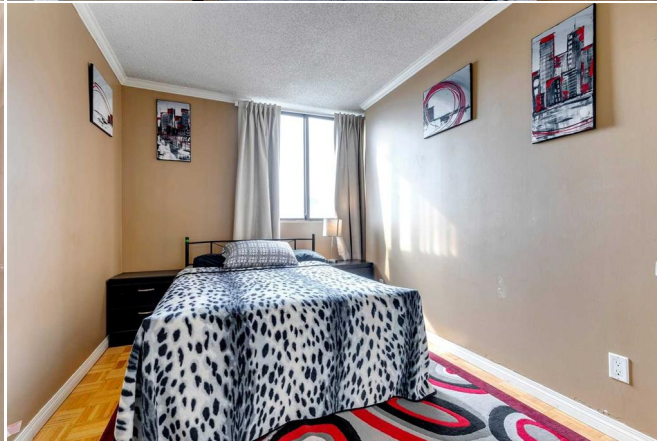
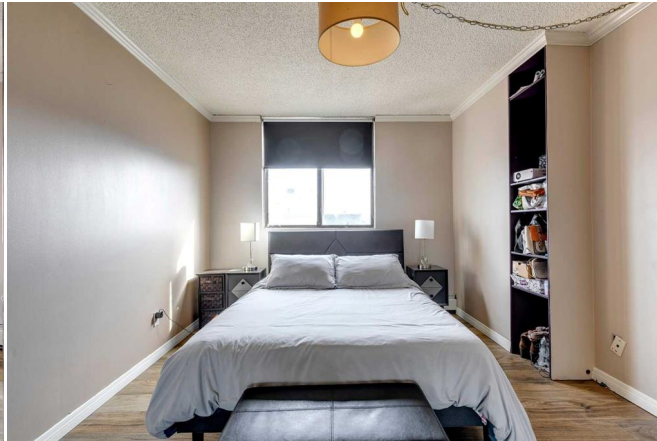
Zoning:
DC

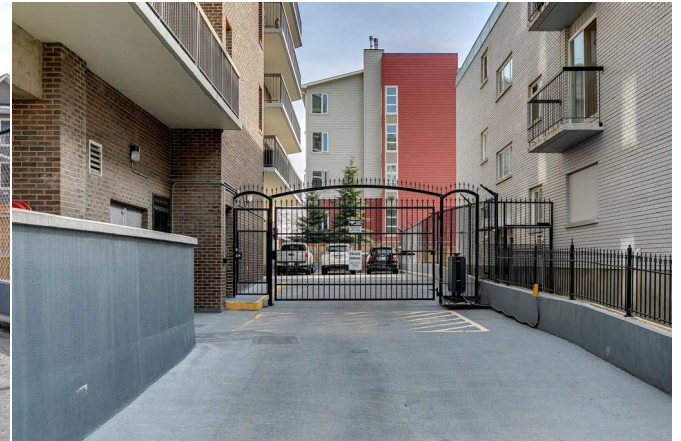
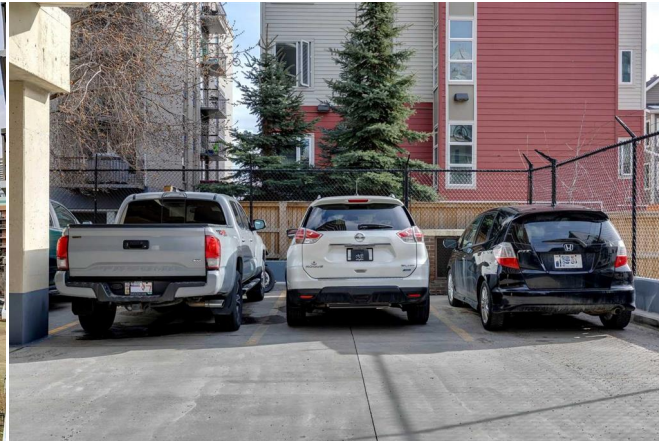
Legal Desc:	8110899	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your new home in Fontainebleau Estates! This upgraded 2-bedroom, 2-bathroom apartment offers the perfect blend of luxury and convenience. As you step into this southwest corner unit, you'll immediately notice the hardwood and tile floors that add warmth and elegance to the space. The gourmet kitchen boasts stainless steel appliances and luxurious granite counters, creating an inviting atmosphere for cooking and entertaining. Both the main and ensuite bathrooms have been updated with a stylish touch, featuring modern fixtures and finishes that exude sophistication and comfort. The apartment's layout includes two well-appointed bedrooms, providing ample space for relaxation and privacy. A separate laundry room with a full-size washer and dryer adds convenience to your daily routine. Step outside onto the wrap-around balcony and be greeted by breathtaking views of Haultain Park, perfect for enjoying your morning coffee or unwinding after a long day. Your peace of mind is ensured with secured parking, allowing you to rest easy knowing your vehicle is safe and sound. Additionally, the building features secure entry and underground bike storage, offering added security and convenience for residents.</p>		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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









604-215 14 Ave SW, Calgary, AB

Main Floor: Exterior Area 955.24 sq ft
Interior Area 915.84 sq ft



0 3 6 ft

PREPARED 20/04/19

Walls regions are excluded from total floor area in CGA/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

