



THE
A-TEAM

**RE/MAX
FIRST**

215 14 Avenue #502, Calgary T2R0M2

MLS® #: **A2123979**

Area: **Beltline**

Listing Date: **04/17/24**

List Price: **\$429,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,210**
Low Sqft:
Ttl Sqft: **1,210**

DOM

32

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`10" x 7`11"
Dining Room	Main	9`11" x 7`9"
Bedroom	Main	14`3" x 9`6"
4pc Ensuite bath	Main	12`4" x 4`11"
Laundry	Main	5`5" x 5`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`2" x 17`11"
Bedroom - Primary	Main	15`6" x 12`8"
Balcony	Main	17`10" x 4`6"
3pc Bathroom	Main	7`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$832

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110899**

Remarks

Pub Rmks: ***** 502, 215 14 AVENUE SW ** FOUNTAINE BLEAU ESTATES *** Welcome to one of the largest oversized and coziest most stunning fully functional units available in the Beltline at this price point. This extensively upgraded unit with 1210 sq/ft of living space shows immaculate and beautiful with a wide, open concept plan that feels more like a bungalow in the sky than a typical downtown condo; your guests will be amazed by the quality and design it offers throughout. Terrific features include high durable quality laminate flooring, elegant true chef's kitchen w/including quality BOSCH appliances, granite counter tops including the breakfast bar area, custom built cabinetry loaded with pantry compartments, drawers, endless storage, a silgranite sink, quality bright lighting for those special culinary dinner preparations before enjoying it all in the elegant spacious dining room. The large primary bedroom and functional second bedroom show with style and elegance. The fully updated full bathroom features include tile flooring, newer fixtures and bright lights, quality tile flooring and tile surrounds throughout with a walk in shower with glass doors. The primary bedroom features sliding closet doors, a 4pc ensuite bathroom and unobstructed views of Haultain park and the city skyline from the sliding doors to the enormous wrap around balcony. Relax on long winter days and cold night in the gorgeous living room with a gas lit/wood burning fireplace with stone surround, wood log storage and updated light fixtures. Opposite the living room is a open section which could substitute for a library or office arrangement. There is also in-unit laundry with side x side BOSCH washer & dryer units. Included is a titled parking stall in the heated underground parkade, large enough to fit a full-sized truck or SUV. Condo fee of \$881/mo. includes heat, water, sewage, maintenance, reserve fund contributions and management fees. Enjoy everything downtown has to offer with shops, restaurants and bars all at your doorstep but enough space to enjoy the home you live in as well. Close to Stephen Avenue, Stampede grounds, the Saddledome, the C train stations and walking paths and bicycle lanes/paths. This truly is a must-see if you're looking to live in luxury in the near the core of downtown! Don't miss out on a great opportunity for city center living at it's finest!!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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

















