



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**924 14 Avenue #1103, Calgary T2N 0N7**

MLS® #: **A2125267**

Area: **Beltline**

Listing Date: **04/23/24**

List Price: **\$250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **870**  
Low Sqft:  
Ttl Sqft: **870**

Access:  
Lot Feat:  
Park Feat:

**Heated Garage,Secured,Titled,Underground**

DOM

**26**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **No Animal Home,No Smoking Home,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`1" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`6" x 9`5"</b>
<b>Storage</b>	<b>Main</b>	<b>5`7" x 9`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`6" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$662**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-MH**

Legal Desc: **8911258**

Remarks

Pub Rmks: **Welcome to your urban oasis in the heart of the vibrant downtown core! This stunning condo apartment offers an unparalleled living experience with magnificent views of the bustling city skyline. Situated in the trendy beltline area, steps away from the renowned 17 Avenue, this residence boasts convenience, luxury, and style. The condo features underground parking, ensuring your vehicle is secure and easily accessible. Say goodbye to the hassle of street parking and enjoy the convenience of having your own designated titled spot. Need extra storage space? Look no further. This unit has a large storage room, providing ample space to store your belongings and keep your living area clutter-free. Step outside onto the expansive balcony and soak in the sights and sounds of the city below. Whether sipping your morning coffee or entertaining guests, this outdoor retreat offers the perfect setting to relax and unwind while taking in the breathtaking views. Located in the heart of the beltline, 17 Avenue offers unparalleled walkability to an array of boutique shops, fine-dining restaurants, cafes, and entertainment options. Whether exploring the latest culinary delights or browsing eclectic boutiques, everything you need is just moments away. Welcome home to luxury, convenience, and style in the city's heart!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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













