



THE
A-TEAM

**RE/MAX
FIRST**

2111 14 Street #104, Calgary T2T 3T2

MLS® #: **A2125785**

Area: **Bankview**

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

List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1962**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **824**
Low Sqft:
Ttl Sqft: **824**

DOM

25
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Leased,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**
Int Feat: **Granite Counters,Kitchen Island,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`11" x 15`2"
Living Room	Main	14`2" x 15`4"
3pc Bathroom	Main	6`1" x 6`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`7" x 12`2"
Kitchen	Main	13`1" x 11`0"
Foyer	Main	13`4" x 4`6"

Legal/Tax/Financial

Condo Fee:
\$686

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

Zoning: **M-C2**

Legal Desc:

0711008

Remarks

Pub Rmks:

Quiet and spacious unit in an amazing location, one block to 17th Avenue. Close to schools, parks, transit, shopping, and amenities. Entering the unit you are greeted with a foyer area with large coat/storage closet and space for console table. There is a bright open plan kitchen and living room. The kitchen with wood cabinet doors, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS, and an island. The living room with two windows facing south and west fill the room with light. The master bedroom with west facing window is 15'2" x10' 11". The second bedroom is 12'2" x12'7". The bathroom is updated and modern with tiled shower, it also has plumbing/electrical hook up for washing machine, and electrical for a condensing dryer. There is a concrete slab floor above the living room and master bedroom making this unit very quiet. **There is a communal laundry on the same floor. This unit currently leases a parking stall for \$75 per month at the complex. Condo fees cover all utilities including electric. Pet friendly building- dogs under 30lbs.

Inclusions:

N/A

Property Listed By:

2% Realty

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



