



THE
A-TEAM

**RE/MAX
FIRST**

626 14 Avenue #706, Calgary T2R 0X4

MLS® #: **A2133480**

Area: **Beltline**

Listing Date: **05/19/24**

List Price: **\$314,000**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 14-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **498**
Low Sqft:
Ttl Sqft: **498**

DOM

35
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof: **Asphalt/Gravel**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

Elevator,No Smoking Home,Quartz Counters,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 11`2"
Kitchen	Main	8`6" x 8`2"
4pc Bathroom	Main	5`11" x 4`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`10" x 6`11"
Bedroom - Primary	Main	10`2" x 9`2"

Legal/Tax/Financial

Condo Fee: \$357	Title: Fee Simple	Zoning: CC-MH
	Fee Freq: Monthly	

Legal Desc: **1312515**

Remarks

Pub Rmks: **A must to view. This bright and stylish apartment in Calla affords urban Calgary living like few others. Floor to ceiling windows offering an abundance of light make the space warm and the central air keeps it cool. Open design that offers a great galley kitchen with ample storage and lots of quartz counters for the cook. Outfitted with fine appliances and accented with under cabinet lighting. A dining room that won't leave you feeling cramped and a nice sized living room make this a space you can be comfortable in. The bedroom enjoys the same great light and relaxing feel. The south facing balcony nicely finished to provide an inviting outdoor space to bbq and spend time outside. And if getting out is a priority, Beaulieu Gardens and Lougheed House are just outside Calla's front doors. The spacious gym and yoga studio, shopping, walk to work, secured bike storage, storage locker on same floor are just more reasons this apartment will appeal to your idea of living.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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







