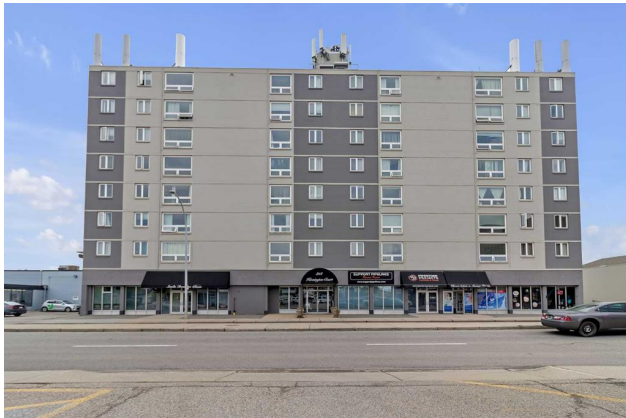


314 14 Street #801, Calgary T2N1Z8

MLS®#: **A2135775** Area: **Hillhurst** Listing **05/28/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **-\$9k, 17-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **760**
 Low Sqft:
 Ttl Sqft: **760**

DOM
111
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Concrete**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`10" x 5`0"	Bedroom	Main	11`7" x 9`7"
Foyer	Main	6`5" x 4`2"	Kitchen	Main	7`7" x 15`11"
Living Room	Main	13`4" x 19`1"	Bedroom - Primary	Main	14`9" x 10`0"

Legal/Tax/Financial

Condo Fee: **\$521** Title: **Fee Simple** Zoning: **C-COR2 f2.8h16**
 Fee Freq: **Monthly**

Legal Desc: **9311953**

Remarks

Pub Rmks: **Explore urban living in this charming 2-bedroom condominium unit in a concrete building. Inside, you'll be greeted by two spacious bedrooms, a vast living room boasting spectacular downtown views, and a practical kitchen adorned with pristine white cabinets. The building has undergone recent updates including newer windows, revamped lobby furnishings, and refreshed hallways and elevators. Convenient amenities include a laundry room on each floor. Situated near the Bow River pathway, this location offers effortless access to shopping, transit, restaurants, major roadways, the University of Calgary, and SAIT. *SEE VIRTUAL TOUR* Book your showing with your favorite agent now!**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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