



THE
A-TEAM

**RE/MAX
FIRST**

1309 14 Avenue #202, Calgary T3C 0W3

MLS® #: **A2138198**

Area: **Beltline**

Listing Date: **06/28/24**

List Price: **\$247,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area
Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

DOM

146
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`3" x 9`3"
Foyer	Main	8`4" x 3`11"
Bedroom - Primary	Main	11`4" x 9`9"
Storage	Main	7`10" x 3`2"
Balcony	Main	19`5" x 5`5"

Room	Level	Dimensions
Living Room	Main	18`0" x 12`9"
4pc Bathroom	Main	8`7" x 7`10"
Bedroom	Main	9`2" x 9`1"
Laundry	Main	2`9" x 2`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$668

Fee Simple
Fee Freq:
Monthly

CC-MH

Legal Desc: 8010501

Remarks

Pub Rmks: **Welcome to this bright and inviting 2-bedroom condo at Monticello Estates, featuring 806 sq. ft. of well-designed living space. The unit offers natural light thanks to large windows, enhancing the hardwood floors. The kitchen boasts beautiful maple cabinets, stainless steel appliances and a generous eating area, perfect for family meals or entertaining guests. Recent updates include; newer paint and carpets, adding to the home's contemporary charm. Additional highlights include; in-suite storage, a spacious balcony, just over 100 sq. ft., a single parking stall, and a pet-friendly environment. Ideally located with easy access to the vibrant shops and restaurants on 17th Ave SW, this condo offers a perfect blend of comfort, style, and urban convenience.**

Inclusions: NA
Property Listed By: CIR Realty

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



