



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1309 14 Avenue #202, Calgary T3C 0W3**

MLS® #: **A2138198**

Area: **Beltline**

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

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Aug**

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

**80**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`3" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`0" x 12`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`4" x 3`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`1"</b>
<b>Storage</b>	<b>Main</b>	<b>7`10" x 3`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`9" x 2`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>19`5" x 5`5"</b>			

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





