



THE
A-TEAM

**RE/MAX
FIRST**

111 14 Avenue #216, Calgary T2G 1C7

MLS® #: **A2142979**

Area: **Beltline**

Listing Date: **06/20/24**

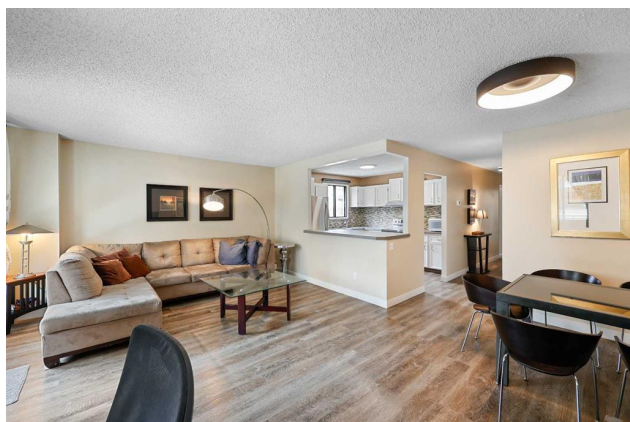
List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **883**
Low Sqft:
Ttl Sqft: **883**

DOM

88
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Underground

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Natural Gas,Radiant**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	191`0" x 13`4"
Dining Room	Main	8`9" x 7`0"
Balcony	Main	17`1" x 5`3"
Foyer	Main	5`2" x 3`9"
4pc Bathroom	Main	7`6" x 4`10"
Balcony	Main	9`1" x 5`4"

Room	Level	Dimensions
Kitchen	Main	9`9" x 9`8"
Bedroom - Primary	Main	16`8" x 9`8"
Bedroom	Main	10`2" x 9`8"
Pantry	Main	4`10" x 4`8"
Sunroom/Solarium	Main	9`4" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$785

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MHX

Legal Desc: **9611585**

Remarks

Pub Rmks: **Discover urban living at its finest in The Richmond, an Airbnb-friendly building in Calgary's sought-after Beltline district. This freshly updated 2-bed, 1-bath southwest-facing corner unit offers a fantastic opportunity for homeowners and investors alike. This quiet unit, located next to the stairs, shares only a very short stretch of common wall with the neighbour. As you step inside, you find a bright and spacious living space with brand-new, top-of-the-line luxury vinyl plank floors throughout. The unit is complemented by an open dining room and a functional kitchen with new appliances, ideal for hosting gatherings or relaxing evenings at home. Kick back and catch some sun on the balcony, or unwind in the sunroom on those cool mountain evenings. Off the ample-sized primary bedroom, you'll find yet another private balcony. With easy access to amenities such as Stampede Park, Scotiabank Saddledome, and the vibrant shops and restaurants along 17th Avenue, you'll have everything you'd ever need at your fingertips. Commuters will appreciate the proximity to LRT stations and public transit, making daily travel a breeze. Whether you're looking to settle into a central location or seeking an investment property with Airbnb potential, this unit checks all the boxes. Building amenities include a welcoming lobby, party room, common area laundry room (unit is fitted for laundry as well), outdoor courtyard, and underground parking. Condo fees include all utilities. Don't miss your chance to own or invest in this prime Beltline property. Schedule your viewing today and experience the best of urban Calgary living!**

Inclusions:
Property Listed By: **See Agent Remarks
Greater Property Group**

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



