



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 14 Avenue #701, Calgary T2R 0M2**

MLS®#: **A2148175**

Area: **Beltline**

Listing Date: **07/11/24**

List Price: **\$334,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 08-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **905**  
Low Sqft:  
Ttl Sqft: **905**

DOM

**67**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Gated,Outside,Secured,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Oven,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Chandelier,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	17`0" x 17`2"
Bedroom - Primary	Main	14`0" x 10`8"
4pc Ensuite bath	Main	7`1" x 4`11"
Laundry	Main	5`0" x 5`7"

Room	Level	Dimensions
Kitchen	Main	13`10" x 6`8"
Bedroom	Main	13`5" x 11`4"
4pc Bathroom	Main	7`3" x 4`11"
Balcony	Main	15`10" x 27`1"

Legal/Tax/Financial

Condo Fee:  
**\$612**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **8110899**

Remarks

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Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom condo located in one of Calgary's most coveted Beltline buildings. This exceptional corner unit offers unobstructed views of the city skyline to the north and picturesque westward vistas, all while overlooking a tranquil park. Recently repainted and ready for a new owner. The open-concept living area is bathed in natural light, creating a bright and inviting space perfect for both relaxation and entertainment. One of the few buildings in the Beltline to boast a large, wrap-around patio, this expansive outdoor space provides ample room for dining, lounging, and enjoying breathtaking panoramic views. The master bedroom features a private ensuite bathroom and generous closet space, offering a comfortable and secluded retreat. A well-positioned second bedroom and additional full bathroom and in-suite laundry room make this condo ideal for couples, small families, guests or a home office setup. The kitchen includes loads of cupboard space and a functional layout, with potential for future updates to suit your personal style. With small upgrades over time, this unit leaves ample room to modernize and customize to your tastes, making it a perfect opportunity for those looking to add their own touch. Situated in the heart of the Beltline, you're just steps away from both 1st Street and 17th Avenue which offer vibrant dining, shopping, and entertainment options, as well as convenient public transit access. This building is also conveniently situated near the Elbow River and Lindsay Park, offering easy access to nature, running, and biking trails. Don't miss your chance to own a piece of Calgary's skyline.**

Inclusions: **n/a**  
Property Listed By: **Real Broker**

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