



THE
A-TEAM

**RE/MAX
FIRST**

1234 14 Avenue #404, Calgary T3C0V9

MLS® #: **A2148575** Area: **Beltline** Listing Date: **07/12/24** List Price: **\$265,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **797**
 Low Sqft:
 Ttl Sqft: **797**

DOM

66
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Parkade, Underground

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`5"	Bedroom - Primary	Main	9`10" x 16`2"
Living Room	Main	15`8" x 16`4"	Dining Room	Main	19`11" x 6`3"
Kitchen	Main	7`10" x 11`4"			

Legal/Tax/Financial

Condo Fee: **\$527** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq: **Monthly**

Legal Desc: **9110966**

Remarks

Pub Rmks:

Solid Beltline Condo in Concrete Building with plenty of room. This open concept almost 800 sqft 1 bed plus a den condo, offers large open living rooms space, work from home space or possible (second room with some creativity) and large dining area. 4th floor unit/ Large wide patio/insuite laundry / in unit storage/ additional storage locker below/ titled parking underground. Beltline location making it mins to 17th shops/ stores and restaurants and even quite parks and coffees shops. Condo fees include all utilities except electricity ' phone and cable or internet. Great rental property - long term investment - possible short term rentals. Utilize the large unit and create a dream space and 2nd bedroom and maximize your rent and build sweat equity.

Inclusions:

N/A

Property Listed By:

Royal LePage Solutions

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