



THE
A-TEAM

**RE/MAX
FIRST**

2221 14 Street #404, Calgary T2T 3T2

MLS® #: **A2153193** Area: **Bankview** Listing Date: **07/27/24** List Price: **\$259,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1973**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **492**
 Low Sqft:
 Ttl Sqft: **492**

DOM

53
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Open Floorplan,Track Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`2"	Bedroom	Main	9`5" x 10`6"
Dining Room	Main	12`6" x 5`10"	Kitchen	Main	7`6" x 8`1"
Living Room	Main	11`6" x 10`11"			

Legal/Tax/Financial

Condo Fee: **\$381** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0410727**

Remarks

Pub Rmks: **Turnkey Investment Opportunity! Fully furnished, one bedroom condo, great inner city location with downtown Calgary views. Purchase this lovely updated unit with the current tenant paying \$1750/month until January 31, 2025. The new owner will assume a great tenant and earn up to \$12,250 in 7 months. This top floor east facing condo has an updated kitchen with granite countertops and bathroom, the entire home has laminate flooring and tile in the bathroom, in suite laundry and a surface parking stall. Air conditioning unit included. Steps to public transit, close to 17th Ave with trendy shops, restaurants and schools.**

Inclusions: **All main furniture**
Property Listed By: **Sotheby's International Realty Canada**

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