215 14 Avenue #502, Calgary T2R0M2

MLS®#:	**A2154040**	Area:	**Beltline**	Listing Date:	**08/08/24**	List Price:	**$394,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**		
Sub Type:	**Apartment**		
City/Town:	**Calgary**	**Finished Floor Area**	
Year Built:	**1981**	Abv Sqft:	**0**
Lot Information		Low Sqft:	
Lot Sz Ar:		Ttl Sqft:	
Lot Shape:			

DOM
41

Layout
Beds:	**2 (2)**
Baths:	**2.0 (2 0)**
Style:	**High-Rise (5+)**

Parking
Ttl Park:	**1**
Garage Sz:	

Access:	
Lot Feat:	
Park Feat:	**Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof:		Construction:	
Heating:	**Baseboard,Natural Gas**	**Concrete**	
Sewer:		Flooring:	
Ext Feat:	**None**	**Hardwood,Tile**	
		Water Source:	
		Fnd/Bsmt:	

Kitchen Appl:	**See Remarks**
Int Feat:	**Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**18`0" x 7`11"**	**Dining Room**	**Main**	**9`11" x 7`9"**
Bedroom	**Main**	**14`3" x 9`6"**	**4pc Ensuite bath**	**Main**	**12`4" x 4`11"**
Laundry	**Main**	**5`5" x 5`5"**	**Living Room**	**Main**	**23`2" x 17`11"**
Bedroom - Primary	**Main**	**15`6" x 12`8"**	**Balcony**	**Main**	**17`10" x 4`6"**
3pc Bathroom	**Main**	**7`4" x 4`11"**			

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
$811		**Fee Simple**	**DC**
		Fee Freq:	
		Monthly	

| Legal Desc: | **8110899** |

Remarks

Pub Rmks:	**Judicial Sale! One of the largest units available in the beltline area. 2 bed and 2 full bath with an stunning view of Victoria Park. Ample space inside with wide open concept layout. This highly upgraded luxury unit comes with an underground parking stall. Located opposite to the Victoria Park and few blocks away from 17 AVE, Stampede Ground, CTrain Station.**
Inclusions:	**None**
Property Listed By:	**CIR Realty**

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