



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2307 14 Street #10, Calgary T2T 3T5**

MLS®#: **A2158785**

Area: **Bankview**

Listing Date: **08/19/24**

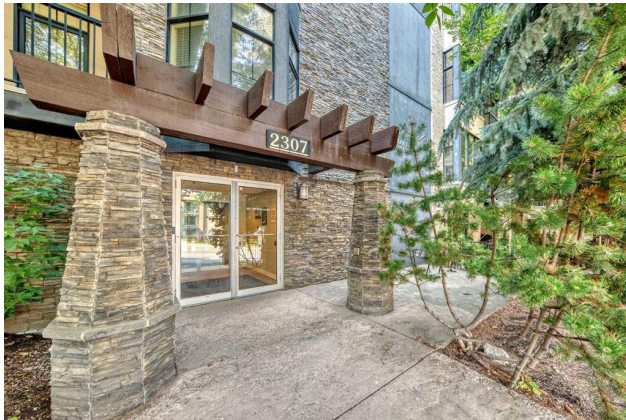
List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **940**  
Low Sqft:  
Ttl Sqft: **940**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 10`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 12`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 12`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$653**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Legal Desc:

0712563

Fee Freq:  
Monthly

Remarks

Pub Rmks: **ROOF TOP PATIO! SUNNY PRIVATE PATIO! This condo has a total of 2 bedrooms, 2 full bathrooms and over 900 SQFT of living space. Open concept floor plan with granite counter tops and stainless steel appliances. This unit also comes with storage and underground heated parking. Affordable condo and great location! Close to shops, parks, schools and just steps to the Red Mile! Call and schedule your showing today.**

Inclusions:  
Property Listed By: **Keys and Fobs  
RE/MAX Real Estate (Central)**

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

