



THE
A-TEAM

**RE/MAX
FIRST**

1309 14 Avenue #302, Calgary T3C 0W3

MLS® #: **A2159152**

Area: **Beltline**

Listing Date: **09/06/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

Access:
Lot Feat:
Park Feat:

Stall

DOM

76

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Other,See Remarks,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`4" x 9`11"
Living Room	Main	12`9" x 11`8"
Bedroom - Primary	Main	12`5" x 9`9"
5pc Bathroom	Main	8`7" x 7`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`8" x 5`11"
Laundry	Main	7`11" x 3`2"
Bedroom	Main	9`2" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$668

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8010501**

Remarks

Pub Rmks:

Experience the pinnacle of chic downtown living in this elegantly updated 806 square foot corner unit condo, offering a stylish blend of modern sophistication and luxurious comfort. Nestled in one of the city's most sought-after locations, this Beltline two-bedroom, one bathroom gem is surrounded by some of the finest amenities Calgary has to offer. Step inside and be captivated by the exquisite finishings, from the rich leather tile flooring, known for its durability and unique texture, to the sleek granite countertops that anchor a stunning, fully updated modern kitchen. Designed with clever storage solutions throughout, the kitchen boasts high-end stainless steel appliances, including a built-in dishwasher, making everyday tasks feel effortlessly refined. This bright kitchen offers tons of cupboard/counter space and a handy breakfast nook with seating under a large window to study a new recipe, catch up on social media, or simply to enjoy your morning coffee & eggs - this space adds another level of comfort and convenience to your exquisite gourmet kitchen. With an open floor plan, the dining & living room space is perfect for entertaining & enjoying serene, everyday living. In the mood for dinner & a movie night at home... an extra bonus is that all the stylish and cozy furniture in the living/dining room space (including the TV) is included. One of the highlights of this condo is its RARE full-sized washer and dryer stack, a true luxury compared to the more common all-in-one models. Both bedrooms feature massive built-in closets, complete with sliding drawers and shelves, providing smart storage solutions that store all your fashions and add to this condo's sophisticated appeal. The large bathroom is exquisitely upgraded with a double sink vanity and designer large-tile flooring. The spacious covered patio is ideal for unwinding year-round, while the assigned parking stall offers added convenience in this prime inner-city location. This is 806 square feet of pure decadence, offering not only a stylish living space but a true urban sanctuary. Whether you're hosting guests or simply enjoying a quiet evening at home, this condo embodies the finest in inner-city luxury. Walking distance to numerous boutique shops, renowned restaurants, coffee shops, trendy pubs, and just moments from 17th Ave and close to downtown and public transportation options. This concrete building is both quiet and well managed, recently adding brand new elevators, which is a huge convenience to this low density 34-unit building.

Inclusions:
Property Listed By:

**Dining Room table/chairs, Living Room furniture/TV, All Decor
Real Broker**

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









