

1414 5 Street #406, Calgary T2R 0Y8

MLS® #: **A2160041** Area: **Beltline** Listing Date: **09/09/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **820**
 Low Sqft:
 Ttl Sqft: **820**

DOM
73
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Concrete**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	17`6" x 8`10"	Living Room	Main	16`2" x 9`6"
Foyer	Main	7`8" x 4`2"	Laundry	Main	5`6" x 4`4"
Bedroom - Primary	Main	12`6" x 12`0"	Bedroom	Main	9`10" x 9`8"
4pc Bathroom	Main	7`8" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$635** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **8211332**

Remarks

Pub Rmks: **Welcome to your beautiful pet-friendly concrete condo nestled in the vibrant heart of the Beltline, where modern elegance meets urban convenience. This fully renovated 2-bedroom, 1-bath unit has been meticulously designed with custom features that set it apart from the rest. Step inside and enjoy the modern touches throughout, including custom real teak wood bulkheads, a built-in cocktail bar and dining area perfect for entertaining, a large quartz island that serves as the centerpiece of the open-concept floor plan. The warm laminate floors and stunning mid-century modern backsplash add a touch of sophistication, making this space as stylish as it is functional. The spacious primary bedroom is a true retreat, featuring a large custom closet and an additional built-in wardrobe, providing ample storage for all your personal items. The second bedroom is equally versatile, ideal as a guest room or a home office, tailored to fit your lifestyle. One of the standout features of this condo is its private laundry room; an uncommon luxury in many condos that also offers extra storage space. Additional upgrades include custom window treatments, additional wardrobe added in primary bedroom and more. Convenience continues with your own underground parking stall and access to fitness facilities, making everyday living a breeze. Building upgrades include new windows, newer elevator and more. Situated just one block from the best part of 17th Ave, you're perfectly positioned to enjoy the vibrant culture, dining, and entertainment that the Beltline has to offer. Whether you're hosting friends or enjoying a quiet evening at home with downtown views, this condo offers the ultimate in stylish urban living. Welcome home!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





