



THE A-TEAM

RE/MAX FIRST

126 14 Avenue #118, Calgary T2R0L9

MLS#: A2160523 Area: Beltline Listing Date: 08/26/24 List Price: \$379,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1999

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Additional Parking, Oversized, Underground

Finished Floor Area
Abv Sqft: 1,032
Low Sqft:
Ttl Sqft: 1,032

DOM

23
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Hot Water
Sewer:
Ext Feat: Storage

Construction: Brick, Stucco
Flooring: Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Int Feat: Breakfast Bar, French Door, Kitchen Island
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Kitchen, Bedroom, 4pc Bathroom, 4pc Ensuite bath, Living Room, Office, Laundry.

Legal/Tax/Financial

Condo Fee: \$692 Title: Fee Simple Zoning: CC-MH
Fee Freq:

Monthly

Legal Desc: **9912839**

Remarks

Pub Rmks: **Welcome to this 9ft-ceilings 2-bedroom condo with big office, which can be converted to 3rd bedroom. Polo Terrace offering an open concept apartment and over 1,000 square feet of renovated living space. Perfectly situated in the desired Calgary community of Beltline. This condo also includes a functional kitchen with stainless steel appliances, in-suite laundry, a natural gas fireplace, and titled parking stall. The condominium has a healthy reserve fund and has actively been making upgrades to the property including the following in the last five years: New Garage Overhead Door & System, Fire Device Upgrade throughout Building, Intercom Upgrade, Security System Upgrade, LED Lighting Upgrade, Lobby Renovation, Common Area New Carpet Install, Painting of Common Area Halls throughout Building, and Newer Roof. The condo is located within walking distance of the trendy restaurants, coffee shops, shopping, night life, Victoria train station, 17th Avenue, Stampede grounds, and the Saddledome. This is a rare opportunity to purchase a desirable sunny south facing charming corner condo in an unbeatable location. Excellent value!**

Inclusions: **All the furniture negotiable**

Property Listed By: **Grand Realty**

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