



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 14 Avenue #410, Calgary T2G 4Z8**

MLS® #: **A2162309**      Area: **Beltline**      Listing Date: **10/02/24**      List Price: **\$300,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1981**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **818**  
 Low Sqft:  
 Ttl Sqft: **818**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Built-in Features, Open Floorplan, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 12`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 9`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`3" x 3`9"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>9`3" x 5`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`11" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$725**      Title: **Fee Simple**      Zoning: **CC-MHX**

Fee Freq:  
**Monthly**

Legal Desc: **9611585**

Remarks

Pub Rmks: **AIRBNB friendly with in suite laundry! A beautiful 2 bed/1 bath condo on the 4th floor of The Richmond, featuring a SOUTH-facing balcony with an enclosed SUNROOM/SOLARIUM. Step into a modernized kitchen showcasing sleek white cabinetry, stone countertops, a new backsplash, and upgraded appliances. The expansive open-concept living and dining area offers ample space for relaxation and entertainment, with sliding doors leading to your private solarium, perfect for soaking up natural light year-round. The covered balcony provides a serene outdoor retreat with views of mature trees. Both bedrooms are equipped with spacious closets, and the bathroom offers generous storage and counter space. Additional conveniences include in-suite laundry and a hallway closet for extra storage. The unit comes with an assigned UNDERGROUND PARKING stall. The location is unbeatable, just steps from the C-TRAIN station, Saddledome, and the vibrant shops, restaurants, and cafes along 1st St and 17th Ave SW. Condo fees cover Electricity!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









