



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**924 14 Avenue #1603, Calgary T2R 0N7**

MLS®#: **A2162716**

Area: **Beltline**

Listing Date: **09/03/24**

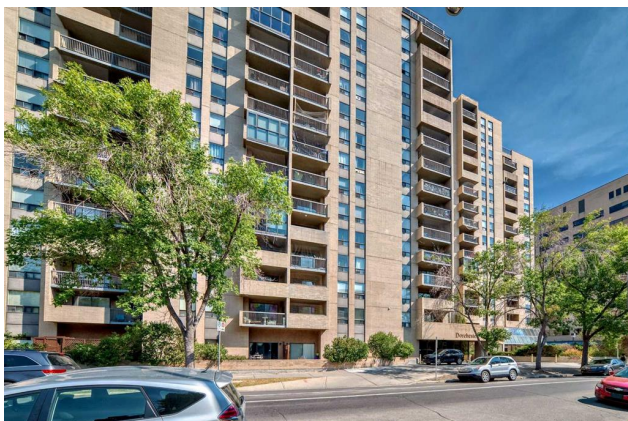
List Price: **\$237,500**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 31-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **875**  
Low Sqft:  
Ttl Sqft: **875**

DOM

**80**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**  
Int Feat: **Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`7" x 7`8"
4pc Bathroom	Main	7`7" x 4`11"
Bedroom	Main	9`4" x 13`3"
Dining Room	Main	11`2" x 10`6"

Room	Level	Dimensions
Storage	Main	8`8" x 4`3"
Bedroom - Primary	Main	12`8" x 13`5"
Living Room	Main	11`6" x 13`1"
Kitchen	Main	7`5" x 7`1"

Legal/Tax/Financial

Condo Fee:  
**\$662**

Title:  
**Fee Simple**

Zoning:  
**CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **8911258**

Remarks

Pub Rmks: **Welcome to this two-bedroom condo in Dorchester! This is downtown living at its finest, just steps away from 17th Avenue, the downtown core, the river pathways, transit, and countless amenities, including grocery stores, restaurants, coffee shops, and retail. This spacious unit features a galley kitchen. The dining room and living room are open-concept, ideal for entertaining. Step out through your patio doors onto a large north-facing balcony and enjoy the stunning views from the 16th floor. The sizable primary bedroom features ample space for a king-size bed. The second bedroom is also great for guests or a home office. The building offers many great amenities, including a common area laundry room, sauna, party room, gym, indoor squash court, outdoor space, pavilion, and community garden. This great unit also comes with a titled underground parking stall.**

Inclusions: n/a  
Property Listed By: **VIP Realty & Management**

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

