



THE
A-TEAM

**RE/MAX
FIRST**

215 14 Avenue #804, Calgary T2R 0M2

MLS® #: **A2162755**

Area: **Beltline**

Listing Date: **09/05/24**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **913**

Low Sqft:

Ttl Sqft: **913**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

13

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Street Lighting,Other,Paved,Private,Views**
Park Feat: **Electric Gate,Outside,Secured,Stall**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	4`11" x 7`2"	4pc Bathroom	Main	5`0" x 7`2"
4pc Ensuite bath	Main	5`0" x 7`0"	Bedroom - Primary	Main	14`0" x 10`9"
Bedroom	Main	8`9" x 12`5"	Kitchen	Main	8`9" x 13`9"
Living Room	Main	18`0" x 17`2"			

Legal/Tax/Financial

Condo Fee:
\$617

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **8110899**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom condo where pride of ownership shines throughout. Featuring a spacious open floor plan filled with natural light, the kitchen offers ample storage with plenty of cabinetry, newer stainless steel appliances, and granite countertops, including a large island that's perfect for meal prep or entertaining friends and family. Adjacent to the kitchen, the cozy living room provides a relaxing space complete with a fireplace. The primary bedroom easily accommodates a king-sized bed, while the second bedroom is perfect for guests or a home office. With two full 4-piece bathrooms, convenience is at your fingertips. The in-suite laundry and storage room add extra functionality to the unit. Step out onto the wraparound balcony with south and west exposures and enjoy stunning downtown views, sunsets, and fireworks from Stampede Park. Ideally located for walking to downtown, and nearby 1st Street, 17th Ave, and 4th Street's coffee shops, restaurants, pubs, yoga studios, gyms, and more, this home offers both comfort and convenience. Don't miss your chance—schedule a showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







804-215 14 Ave SW, Calgary, AB

Main Floor 1066sq/ Area 913.01 sq ft



0 3 6

PREPARED 20/04/2024



White regions are excluded from total floor area in CLUCID floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.