

215 14 Avenue #804, Calgary T2R 0M2

MLS®#: **A2162755** Area: **Beltline** Listing **09/05/24** List Price: **\$349,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

Year Built: **1980** Abv Sqft: Low Sqft: Low Sqft:

Lot Sz Ar: Ttl Sqft: 913
Lot Shape:

Access:

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

Utilities and Features

Roof: Construction: Heating: Forced Air, Natural Gas Brick, Concrete

Heating: Forced Air, Natural Gas Sewer:

5

Living Room

Ext Feat: Balcony

Flooring:
Ceramic Tile,Laminate

Finished Floor Area

913

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

High-Rise (5+)

13

Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Oven, Microwave, Washer/Dryer Stacked

Main

Int Feat: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Storage

Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$617 Fee Simple DC

18`0" x 17`2"

Fee Freq: Monthly

Legal Desc: **8110899**

Remarks

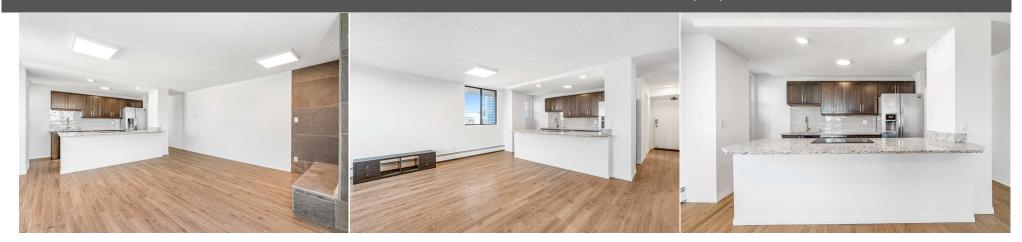
Pub Rmks:

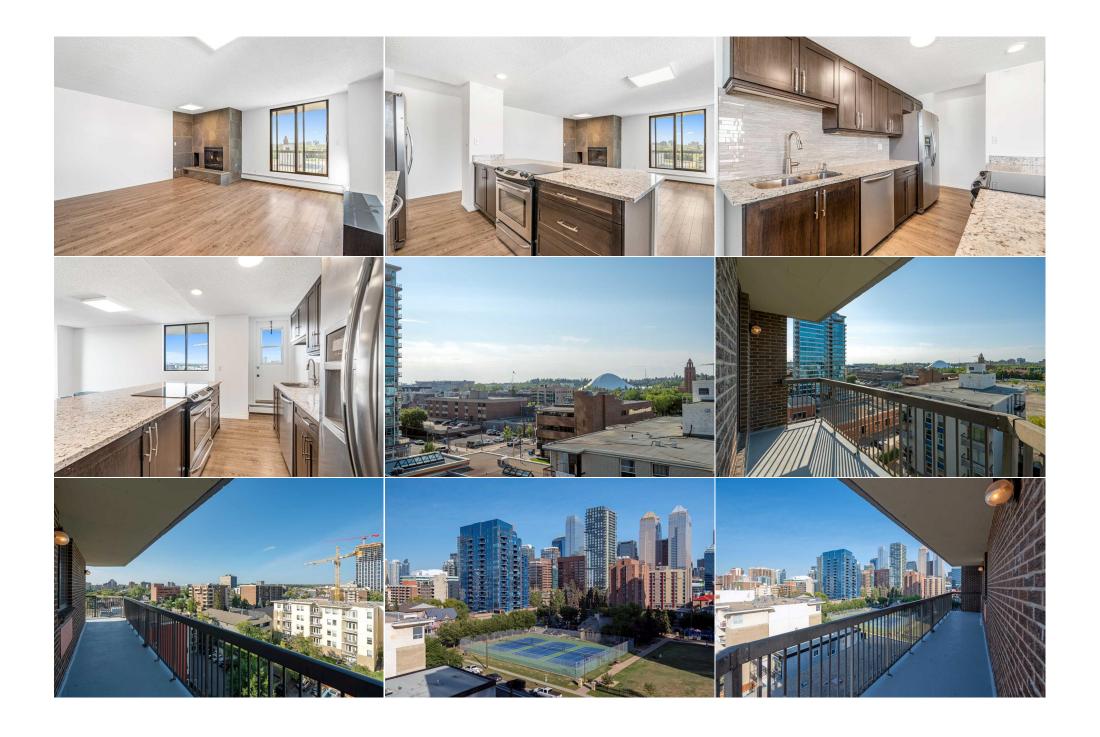
Welcome to this stunning 2-bedroom, 2-bathroom condo where pride of ownership shines throughout. Featuring a spacious open floor plan filled with natural light, the kitchen offers ample storage with plenty of cabinetry, newer stainless steel appliances, and granite countertops, including a large island 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



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BIGUIDE