



THE
A-TEAM

**RE/MAX
FIRST**

812 14 Avenue #202, Calgary T2E0C4

MLS® #: **A2163413** Area: **Beltline** Listing Date: **09/06/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1977**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled**

Finished Floor Area

Abv Sqft: **739**
 Low Sqft:
 Ttl Sqft: **739**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`1" x 5`11"	Bedroom	Main	12`9" x 8`0"
Dining Room	Main	11`1" x 10`8"	Kitchen	Main	7`2" x 8`3"
Living Room	Main	14`3" x 10`8"	Bedroom - Primary	Main	12`9" x 9`9"

Legal/Tax/Financial

Condo Fee: **\$604** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 0814186

Remarks

Pub Rmks: **Open House Sat 2-4pm Investors, first-time buyers, and inner-city dwellers, why rent when you can own a unit in the attractive Eighttwelve building in the Beltline? Here is your opportunity to own this remarkable, renovated, modern 2-bedroom unit located within walking distance of 17th Ave, both the Elbow and Bow Rivers, and the nightlife of downtown Calgary. It's just seconds from the popular restaurant scene and the trendy shops, pubs, and restaurants of the downtown core, and also offers easy access to the mountains located on the west end of the city. This modern and stylish open-concept unit features a kitchen with stainless steel appliances, beautiful ceramic mosaic tiles, granite countertops, and a built-in wine fridge—ideal for entertaining. Stunning, upgraded laminate flooring runs throughout most of the unit, complementing the spacious master bedroom, additional second bedroom, in-suite laundry, and private balcony. Commute with ease by walking to work or using the convenient public transit options. This unit also comes with an amazing covered titled parking stall located right by the unit's main door, offering fantastic convenience for unloading groceries, children, or moving. It's perfect as your first home or as an investment property. Call to book your viewing today!**

Inclusions: NA
Property Listed By: Charles

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









