



THE A-TEAM

RE/MAX FIRST

111 14 Avenue #510, Calgary T2G4Z8

MLS® #: A2164108 Area: Beltline Listing Date: 09/11/24 List Price: \$265,000
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, Parkade, Secured, Underground

Finished Floor Area

Abv Sqft: 818
Low Sqft:
Ttl Sqft: 818

DOM

133
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator
Int Feat: Ceiling Fan(s), No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Dining Room, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$724 Title: Fee Simple Zoning: CC-MHX

Fee Freq:
Monthly

Legal Desc: **9611585**

Remarks

Pub Rmks: **Are you looking for a little more flexibility from your condo? This pet-friendly, Airbnb-friendly building allows you and your furry friends to live here and make some extra cash by renting it out while you're away! Or add this value-priced 2-BEDROOM condo with UNDERGROUND PARKING in a prime inner-city neighbourhood to your long-term rental portfolio! A stone's throw from the Saddledome, Stampede Grounds, LRT station and the upcoming Events Centre, this is a vibrant location with a Walk Score of 96 and Bike Score of 94! Located on the 5th floor of this concrete tower, this unit faces south toward the courtyard area of the building. Enjoy natural light all day long! Turn the enclosed solarium into a space for all of your plants, extra storage or even a little workout spot while you still have a fully outdoor balcony to enjoy Calgary's long summer nights. This unit is freshly painted and has a spacious layout. Flooring needs to be replaced but this unit is priced accordingly so a buyer can choose their preferred flooring and make this unit their own. Open-concept layout and large rooms throughout, including a nice storage room right in your unit. In-suite laundry can be added in this building with board approval but a bright laundry room with many machines is located on the ground floor. Secure underground parking spot is conveniently RIGHT beside the elevator :) Fantastic potential with this inner-city condo!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







