



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

101
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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Bedroom - Primary	Main	12`8" x 12`3"
Bedroom	Main	12`1" x 9`5"	Kitchen	Main	10`3" x 8`10"
Dining Room	Main	10`3" x 8`9"	Living Room	Main	13`6" x 13`2"

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







