



THE
A-TEAM

**RE/MAX
FIRST**

1726 14 Avenue #604, Calgary T2N 2B1

MLS® #: **A2164199**

Area: **Hounsfield
Heights/Briar Hill**

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

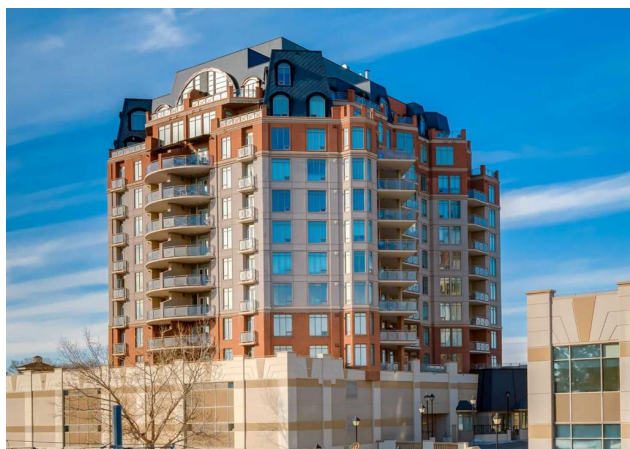
List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2003**
Year Built:

Finished Floor Area

Abv Sqft: **1,225**
Low Sqft:
Ttl Sqft: **1,225**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

72
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Access:

Lot Feat:
Park Feat: **Guest,Heated Garage,Parkade,Secured,Titled**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|------------------------|
| Foyer | Main | 7`7" x 4`11" | Kitchen | Main | 10`8" x 9`2" |
| Pantry | Main | 7`6" x 5`9" | Living Room | Main | 11`10" x 11`10" |
| Dining Room | Main | 11`3" x 7`10" | Bedroom - Primary | Main | 14`0" x 12`11" |
| 5pc Ensuite bath | Main | 9`0" x 7`10" | Bedroom | Main | 13`4" x 11`6" |
| 3pc Bathroom | Main | 9`9" x 5`10" | Laundry | Main | 5`10" x 4`9" |









