

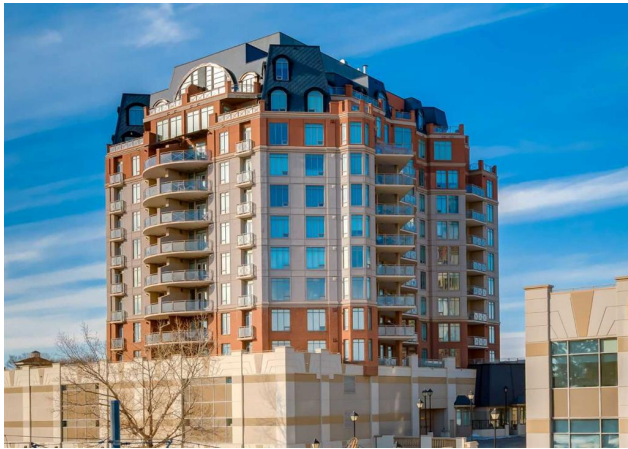


THE
A-TEAM

**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**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,225**
 Low Sqft:
 Ttl Sqft: **1,225**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

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

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"









