

112 14 Avenue #227, Calgary T2G 1C7

MLS®#: **A2165140** Area: **Beltline** Listing Date: **09/12/24** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **617**
 Low Sqft:
 Ttl Sqft: **617**

DOM
70
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street,Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Baseboard** Flooring: **Laminate,Tile**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage,Uncovered Courtyard** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Crown Molding,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`11" x 4`11"	Bedroom - Primary	Main	13`7" x 11`3"
Kitchen	Main	10`1" x 8`11"	Dining Room	Main	6`11" x 6`8"
Living Room	Main	11`1" x 10`7"	Den	Main	10`1" x 6`11"
Laundry	Main	4`11" x 2`11"			

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **9912171**

Remarks

Pub Rmks: **Welcome to this 1-bedroom plus den unit in the unique Balmoral Manor courtyard complex! Enter through the secure, gated entrance to a quiet residents' courtyard shared with just 34 other units in this well-managed condominium. Enjoy the convenience of an assigned underground parking stall and direct access from the courtyard to your second-level home. Step inside to an open-concept layout featuring a living, dining, and kitchen area. Cozy up this winter by the corner gas fireplace, sip your morning coffee at the breakfast bar, or step through the sliding glass doors to your private west-facing patio. The kitchen is equipped with ample counter space, a gas range, and a dishwasher. The large den, complete with a window, is ideal for a home office, workout area, or even a child's bedroom—the choice is yours. The generous primary bedroom easily accommodates a king-size bed and furniture, featuring double closets and access to a 4-piece bathroom with a separate tub/shower, and toilet/vanity for busy mornings. Additional highlights include in-suite laundry, an assigned storage locker, and underground parking. This pet-friendly building (with board approval) offers an incredible opportunity to live in the heart of downtown!**

Inclusions: **Shelves in Living Room, Cabinet in Bathroom**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







