



THE
A-TEAM

**RE/MAX
FIRST**

733 14 AVE #701, Calgary T2R 0N3

MLS®#: **A2168087**

Area: **Beltline**

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

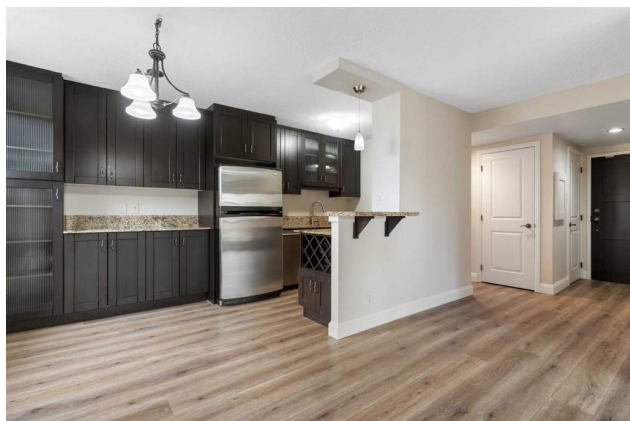
List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **832**
Low Sqft:
Ttl Sqft: **832**

DOM

57
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,European Washer/Dryer Combination,Refrigerator,Stove(s)**
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|---------------------|-------------|-----------------------|
| 2pc Ensuite bath | Main | 5`1" x 3`8" | 4pc Bathroom | Main | 4`11" x 7`9" |
| Bedroom | Main | 15`9" x 11`2" | Dining Room | Main | 6`8" x 7`4" |
| Kitchen | Main | 9`3" x 7`4" | Living Room | Main | 11`10" x 18`9" |
| Bedroom - Primary | Main | 11`9" x 12`3" | | | |

Legal/Tax/Financial

Condo Fee:
\$724

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **0614645**

Remarks

Pub Rmks: **Welcome to your new home in the heart of downtown Calgary's vibrant Beltline neighborhood. This stunning END unit condo offers an abundance of natural light and boasts 2 spacious bedrooms and 1.5 modern bathrooms. The open concept kitchen is a chef's dream, featuring sleek granite countertops throughout and stainless steel appliances. Perfect for entertaining, the living and dining areas flow seamlessly, providing ample space for gatherings with friends and family. Residents enjoy exclusive access to a fully equipped gym and a private party room available for booking, perfect for hosting special events. The condo's large windows and private balcony offer breathtaking downtown views, adding to the urban living experience. The building has upgraded to Telus Fibre high speed internet making gaming and working as smooth as it gets. Located just three blocks from 17th Ave, you'll be within walking distance to an array of amenities, trendy shops, cafes, restaurants, and nightlife. Don't miss the opportunity to make the condo your new home!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Mission Real Estate

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







701-722 14 Ave SW, Calgary, AB

Main Floor - Interior Area 832.12 sq ft



0 4 8 ft PREPARED: 20/07/15

White regions are excluded from total floor area in VOLUME floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

