

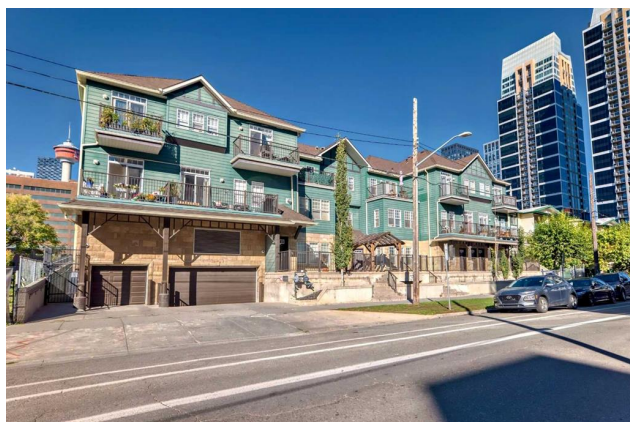


THE
A-TEAM

**RE/MAX
FIRST**

112 14 Avenue #105, Calgary T2G 1C7

MLS® #: **A2168495** Area: **Beltline** Listing Date: **09/28/24** List Price: **\$309,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Finished Floor Area
 Abv Sqft: **851**
 Low Sqft:
 Ttl Sqft: **851**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade, Parking Lot, Secured, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Fireplace(s), Hot Water**
 Sewer:
 Ext Feat: **Playground, Private Entrance, Uncovered Courtyard**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Stone Counters, Storage, Track Lighting**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------|--------------|--------------|--------|---------------|
| Entrance | Main | 5`1" x 4`5" | Living Room | Main | 13`4" x 11`6" |
| Kitchen With Eating Area | Main | 13`0" x 9`5" | Laundry | Main | 7`3" x 3`3" |
| Storage | Main | 5`5" x 3`1" | Bedroom | Main | 10`6" x 9`11" |
| Bedroom - Primary | Second | 13`5" x 9`3" | 4pc Bathroom | Second | |

Legal/Tax/Financial

Condo Fee: **\$627** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **9912171**

Remarks

Pub Rmks: **2 BEDROOM, SOUTH FACING 2 STOREY TOWNHOME w/ 2 UNDERGROUND HEATED PARKING STALLS + STORAGE LOCKER! Open & bright (11 windows) 2 large bedrooms (one upstairs, one main floor). Large maple kitchen with breakfast bar, QUARTZ countertops and STAINLESS APPLIANCE PACKAGE (INDUCTION STOVE, MIELE DISHWASHER) and Great room features gas fireplace with mantle & tile surround. Laminate flooring on main floor. Updated 4pc bathroom up (tile floor + shower, sink + toilet). Large pantry, laundry room with NEWER FRONT LOAD WASHER & DRYER and understairs closet/storage. Separate storage locker downstairs (#26). 2 heated, underground, secure ASSIGNED PARKING STALLS (#3, #38). OFFICIAL WALK SCORE OF 96! Walking distance to downtown, Stampede LRT station, 4th Street, 17th Avenue and the MNP fitness Centre! OFFICIAL BIKE SCORE OF 94! Unit has been professionally cleaned and carpets steamed cleaned --SHOWS 10/10! Don't forget to visit our 3D tour!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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

