



111 14 Avenue #305, Calgary T2G 1C7

MLS® #: **A2170424** Area: **Beltline** Listing Date: **10/03/24** List Price: **\$259,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **822**
 Low Sqft:
 Ttl Sqft: **822**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Tile Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 13`5"	Dining Room	Main	10`4" x 8`6"
Kitchen	Main	10`1" x 8`7"	Bedroom - Primary	Main	11`5" x 12`8"
Bedroom	Main	11`11" x 9`4"	4pc Bathroom	Main	6`8" x 9`0"
Storage	Main	4`7" x 4`11"	Sunroom/Solarium	Main	9`3" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$725** Title: **Fee Simple** Zoning: **CC-MHX**

Fee Freq:
Monthly

Legal Desc: **9611585**

Remarks

Pub Rmks: **Welcome to this AirBnB-friendly condo located on the East-side of the Beltline that offers the perfect affordable option for first time buyers and is fully move-in ready or it can be updated to your personal taste with the savings offered at this incredible price. This spacious 2 bedroom, 1 bathroom condo is located on the third floor of a quiet concrete building and features 822 square feet and beautiful views of the Calgary Tower and downtown skyline. The galley-style kitchen offers stainless steel appliances, ample cabinetry and counter space, and a breakfast bar and overlooks the dining and living area - making it the perfect space for entertaining friends and family. The primary and secondary bedrooms each offer plenty of storage with double closets featuring built-ins, along with great views of downtown. Enjoy the warmer months in your unique enclosed sun-room that is perfect for a seasonal office space or a secondary dining area. The sun-room leads to your balcony that offers ample room for a barbecue. Completing this unit is a spacious storage room for your convenience that could have in-suite laundry added to it (with board approval). Additional features include an assigned underground parking space and reasonable condo fees that include all utilities (heat, water, & electricity). Ideally situated in the heart of downtown, this property is just steps from the Stampede Grounds, the Saddledome, and the amenity-rich First Street. Access around the city is made easy with quick access to the Stampede LRT station and McLeod Trail. Don't miss out on this incredible investment opportunity!**

Inclusions: **N/A**
Property Listed By: **Charles**

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







