

126 14 Avenue #309, Calgary T2R 0L9

MLS® #: **A2171227** Area: **Beltline** Listing Date: **10/06/24** List Price: **\$379,900**
 Status: **Pending** County: **Calgary** Change: **-\$9k, 11-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **900**
 Low Sqft:
 Ttl Sqft: **900**

DOM
58
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat:
 Park Feat: **Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`1" x 9`0"	Bedroom - Primary	Main	9`11" x 10`9"
Kitchen	Main	10`9" x 10`1"	Dining Room	Main	11`10" x 8`2"
Laundry	Main	9`6" x 4`2"	3pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	Foyer	Main	7`8" x 3`9"

Legal/Tax/Financial

Condo Fee: **\$602** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 9912839

Remarks

Pub Rmks: ****Hold on to your Hat** Value!!! Shop & compare. Views overlooking the downtown core! This is the most popular model/floor plan with 900 square feet in the sought-after "Polo Terrace" building with two bedrooms, two bathrooms, titled indoor parking, quartz granite countertops, an oversized covered balcony, and a remodeled modern design. Plus, upgraded flooring (no carpet), in-suite laundry, and High-end built-in stainless steel appliances. Large Primary bedroom with a walk-thru closet to bathroom. Gas for BBQ. Titled parking in a secure underground garage. You are within walking distance of anything you need, with the Stampede LRT just minutes away for added convenience. QUICK possession is available - ACT FAST! You can call your friendly REALTOR(R) to book you viewing.**

Inclusions: N/A
Property Listed By: Jayman Realty Inc.

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



309, 126 14 AVENUE SW
MAIN LEVEL (A2) - 900.79 Sq Ft | 83.68 sq ft
TOTAL ABOVE GRADE RMS SIZE - 900.79 Sq Ft | 83.68 sq ft





