

**111 14 Avenue #707, Calgary T2G 4Z8**

MLS® #: **A2171667** Area: **Beltline** Listing Date: **10/09/24** List Price: **\$325,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **818**  
 Low Sqft:  
 Ttl Sqft: **818**

DOM

**42**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Parkade, Stall, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Other**  
 Construction: **Concrete, Stucco**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**  
 Int Feat: **Open Floorplan, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 9`8"	Dining Room	Main	10`1" x 7`11"
Kitchen	Main	9`9" x 8`8"	Bedroom - Primary	Main	11`1" x 10`5"
Bedroom	Main	9`9" x 9`5"	4pc Bathroom	Main	
Storage	Main	4`11" x 4`8"			

Legal/Tax/Financial

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

Legal Desc:

9611585

Fee Freq:  
Monthly

Remarks

Pub Rmks:

Welcome to The Richmond! This well maintained PENTHOUSE has an open floorplan, wonderful DOWNTOWN VIEWS and is move-in ready! The kitchen has espresso cabinets, stainless appliances, plenty of counter space, a cabinet which hides away the washer/dryer (1 of only a few units in the building to have insuite laundry) and is adjacent to the full sized dining room. The living room is spacious and has sliding doors to the extra large balcony with unobstructive views of downtown and features a solarium. There are 2 good sized bedrooms both with ample closet space and views of downtown, the main bath and a storage room to complete this home. You also have an assigned parking stall in the underground, heated parkade. The Richmond is a pet and AIR BNB friendly building (city & board approval required) and is located within an easy walk of the LRT, Downtown, the Saddledome and the upcoming event centre and lets not forget - all the restaurants and amenities of 1st Street and 17th Ave. Condo fees include all utilities (heat, water, sewer & electricity). This home is a great opportunity for a 1st time home buyer or investor, don't miss out.

Inclusions:

all window coverings

Property Listed By:

RE/MAX First

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









