



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**314 14 Street #701, Calgary T2N 1Z8**

MLS® #: **A2172756**

Area: **Hillhurst**

Listing Date: **10/12/24**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 22-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **765**  
Low Sqft:  
Ttl Sqft: **765**

DOM

**175**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-High-Rise**  
**(5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Elevator,No Smoking Home,See Remarks,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`7" x 9`7"
4pc Bathroom	Main	6`10" x 5`0"
Dining Room	Main	12`2" x 8`0"
Living Room	Main	19`2" x 11`8"

Room	Level	Dimensions
Storage	Main	5`8" x 2`9"
Entrance	Main	7`2" x 4`4"
Kitchen	Main	7`5" x 6`11"
Bedroom - Primary	Main	14`8" x 9`11"

Legal/Tax/Financial

Condo Fee:  
\$521

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**C-COR2**

Legal Desc: **9311953**

Remarks

Pub Rmks: **In the sought-after community of Hillhurst, this spacious 2-bedroom corner END UNIT is located on the QUIET side of the building on the 7th floor. It overlooks the trees and offers exceptional city views day and night. The renovation opened up the wall from the kitchen to the living room. Features include all laminate flooring, ceramic tile in the bathroom, and vinyl windows. There is secure outside bike storage and a card-operated laundry system on EACH FLOOR. One assigned parking stall. This well-kept building is situated in the KENSINGTON area, just minutes from the river pathways and all amenities. Great value!**

Inclusions:  
Property Listed By: **Classic Property Management & Realty Ltd**

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









