



THE
A-TEAM

**RE/MAX
FIRST**

111 14 Avenue #507, Calgary T2G4Z8

MLS® #: **A2173138**

Area: **Beltline**

Listing Date: **10/22/24**

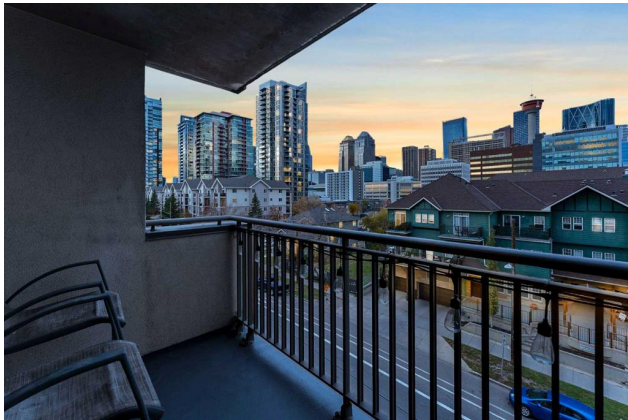
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **832**

Low Sqft:

Ttl Sqft: **832**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Underground

Utilities and Features

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

Construction: **Concrete, Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Open Floorplan, Recessed Lighting, Storage**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$730

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 9611585

Remarks

Pub Rmks: **Discover urban living at its finest in this fully renovated 2-bedroom, 1-bath apartment, perfectly situated in the heart of downtown Calgary in Beltline. Featuring brand-new Luxury Vinyl Plank flooring throughout, this unit offers both style and durability. The modern, newly tiled bathroom with a new vanity; recessed lighting and a brand new vanity, toilet and freshly painted bath tub adds a touch of elegance, providing a serene space to unwind. Experience pride of ownership with brand new; modern dark toned cabinetry in your kitchen and a sleuth of new whirlpool appliances and an externally vented hood fan for you to Chef it up and entertain guests and family at the well built eat up bar. Enjoy breathtaking views of the iconic Calgary Tower right from your living room and both bedrooms. Located just steps away from the vibrant restaurants, shops, and nightlife on 17th Avenue, this apartment is a dream for those who crave the convenience and excitement of downtown living. Don't miss the chance to make this chic, move-in-ready apartment your new home! Located in the Richmond; that has the potential to be a great investment as a short term rental or airbnb on condo board approval. Great for investors, first home buyer looking to put down roots; reach out and book your showing.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







