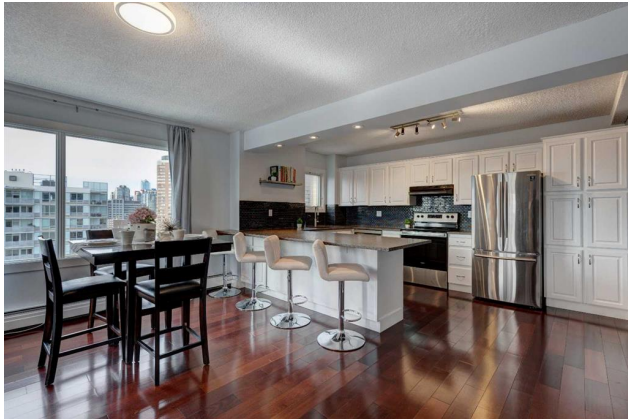


540 14 Avenue #1210, Calgary T2R 0M6

MLS® #: **A2173486** Area: **Beltline** Listing **10/18/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,084**
 Low Sqft:
 Ttl Sqft: **1,084**

DOM

96
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	10`9" x 6`6"	4pc Bathroom	Main	7`10" x 5`0"
Bedroom	Main	13`11" x 8`8"	Dining Room	Main	11`3" x 16`2"
Foyer	Main	6`2" x 3`2"	Kitchen With Eating Area	Main	8`6" x 15`2"
Living Room	Main	13`6" x 13`2"	Bedroom - Primary	Main	17`6" x 11`10"
Walk-In Closet	Main	5`0" x 5`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$836

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 7910811

Remarks

Pub Rmks: **Discover the best of modern urban living in this trendy sub-penthouse Rosewood Estates condo. Natural light cascades into the large west facing windows which frame breathtaking views of the mountains and the bustling city twelve storeys below. Beautiful mahogany hardwood floors span the entirety of the living space, complimented by a bright and neutral colour pallet. The open concept living room offers ample space for a large sectional and an entertainment centre, along with a dedicated space for a dining table. The kitchen is encapsulated by the oversized island which seats four stools comfortably, and features stainless steel appliances, granite countertops, and plenty of cabinetry space. No shortage of storage throughout, featuring the spacious entryway closet with California closet built-ins for coat, shoe, and accessory storage, along with an in-unit laundry and storage room, perfect for household cleaning supplies and other everyday essentials. Comfortably fitting a king size bed, the primary bedroom features a surplus of square footage including a walk in closet suitable for any sized wardrobe, and an ensuite bathroom with a luxurious glass shower. The practical floor plan is rounded out by a secondary bedroom which makes the perfect home office or guest room, and provides additional closet storage, along with the secondary bathroom which hosts a tub/shower combo and modern updated mirror, sink, and faucets. Enjoy sunsets and happy hours on the massive wrap around balcony, spacious enough for cozy outdoor furniture, a bistro set, and a barbecue. Perfectly positioned in one of the most desirable locations in Calgary's downtown core, with the vibrant entertainment scene of 17th Avenue, fantastic shopping, trendy fitness studios, and the best culinary experiences the city has to offer just steps away. Amenities include underground parking, a fitness room, a meeting room, and a clean and well maintained building. This unit offers exceptional value and a great opportunity to experience Downtown Calgary living at its finest.**

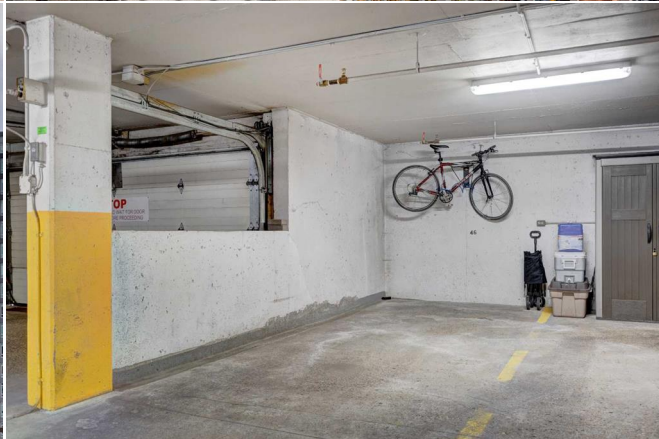
Inclusions: **Portable A/C Unit**
Property Listed By: **The Real Estate District**

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











1210-540 14 Ave SW, Calgary, AB

Main Floor Interior Area 1054.89 sq ft



PREPARED 20241018



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.