

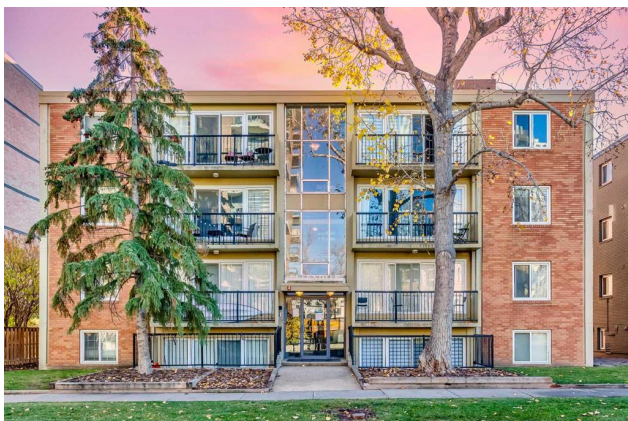


THE
A-TEAM

**RE/MAX
FIRST**

1025 14 Avenue #208, Calgary T2R 0N9

MLS® #: **A2173636** Area: **Beltline** Listing Date: **10/30/24** List Price: **\$200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1964**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **508**
 Low Sqft:
 Ttl Sqft: **508**

DOM

52
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`2" x 7`6"	Dining Room	Main	5`9" x 5`6"
Living Room	Main	12`11" x 10`6"	Laundry	Main	2`10" x 2`6"
Bedroom	Main	11`1" x 10`2"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$409** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 0612830

Remarks

Pub Rmks: **Welcome to Ellendale just a 5 minute walk from 17th ave! Check out this 1 bedroom - 1 bathroom home located on a beautiful one way street in the heart of the Beltline. Offering just over 500 square feet of bright living space perfect for a first-time buyer, investors or downsizers. This south facing property features a large bedroom with lots of closet space, a spacious kitchen with a peninsula big enough to sit three comfortably, and living space with lots of natural light. Step through your patio doors to your own balcony to enjoy your morning coffee! The unit also features its own in suite laundry with a washer/dryer all-in-one unit. You also get your own assigned parking space that is conveniently located in the rear of the building. Don't miss out on getting into this property close to the all the excitement downtown has to offer!**

Inclusions: N/A
Property Listed By: Real Broker

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



