



THE
A-TEAM

**RE/MAX
FIRST**

1818 14 Street #101, Calgary T2T 3S9

MLS® #: **A2173703**

Area: **Lower Mount Royal**

Listing Date: **10/30/24**

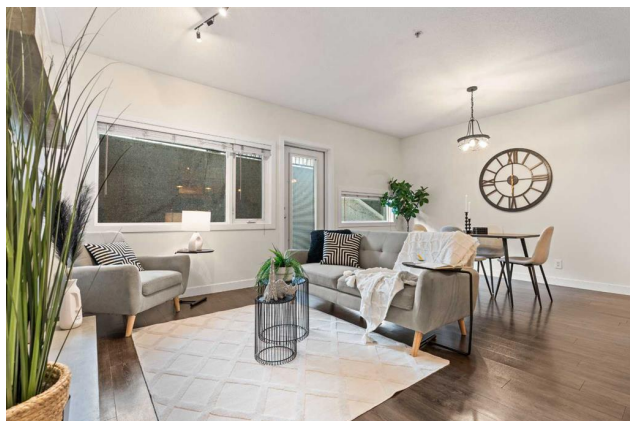
List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **687**
Low Sqft:
Ttl Sqft: **687**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

21
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Barbecue**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 7`5"	4pc Ensuite bath	Main	8`2" x 9`1"
Bedroom	Main	13`8" x 9`10"	Dining Room	Main	8`7" x 14`2"
Kitchen	Main	12`2" x 7`9"	Living Room	Main	9`11" x 14`2"

Legal/Tax/Financial

Condo Fee:
\$453

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

0412256

Monthly

Remarks

Pub Rmks:

Welcome to The Greystone in the heart of Lower Mount Royal! This charming condo features a cozy, OPEN FLOOR PLAN with one bedroom and an ensuite bathroom, perfectly blending style and comfort. The high-end kitchen is sure to impress with STAINLESS STEEL appliances, a GAS STOVE, GRANITE COUNTERTOPS, maple cabinetry, and beautiful hardwood laminate flooring with tile accents. The luxurious 4-piece ensuite includes a separate SOAKER TUB, walk-in shower, and a spacious walk-in closet with custom built-ins. Radiant in-floor heating keeps things cozy, while the GAS FIREPLACE with a classic mantle adds a warm, inviting ambiance. Enjoy the convenience of titled, secured UNDERGROUND HEATED PARKING and an assigned STORAGE AREA. A PRIVATE WALKOUT PATIO, serving as a second entrance, offers a lovely outdoor retreat or a place you pups can play. Ideally located, you're just steps away from all the perks of inner-city living—17th Ave's trendy boutiques, cafes, restaurants, Marda Loop, the Farmer's Market at Curry Barracks, and so much more! Check out the Low condo fees and virtual 3D tour for more photos, and book your private viewing today.

Inclusions:

None

Property Listed By:

CIR Realty

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







