



THE
A-TEAM

**RE/MAX
FIRST**

1800 14A Street #206, Calgary T2T 6K3

MLS® #: **A2174651**

Area: **Bankview**

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

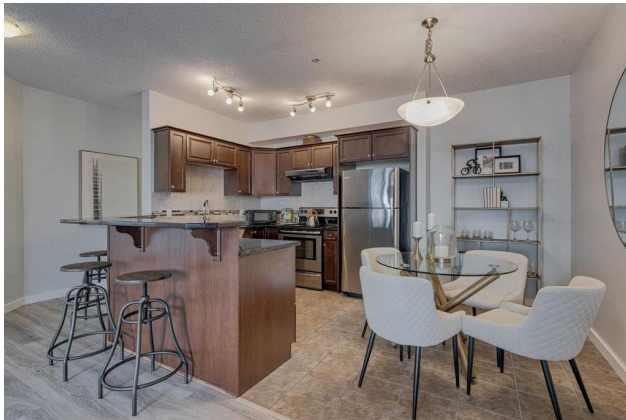
List Price: **\$354,999**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`9" x 7`9"
Living Room	Main	16`2" x 10`0"
Laundry	Main	5`10" x 7`2"
Bedroom - Primary	Main	12`0" x 10`8"
4pc Bathroom	Main	8`0" x 5`0"

Room	Level	Dimensions
Dining Room	Main	10`9" x 7`0"
Foyer	Main	7`2" x 3`7"
Other	Main	30`8" x 11`6"
Bedroom	Main	9`9" x 8`2"
3pc Ensuite bath	Main	9`0" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$551

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1

Legal Desc: **0213865**

Remarks

Pub Rmks: **Discover the epitome of urban luxury in this newly updated two-bedroom, two-bathroom apartment nestled just off the iconic 17th Ave. Spanning nearly 850 square feet, this exquisite residence combines modern sophistication with practicality, featuring brand new luxury vinyl plank flooring and freshly painted interiors. Upon entering, you're greeted by a spacious foyer that seamlessly leads into an in-suite laundry room, complete with built-in shelving and ample hanging space for all your storage needs. The kitchen offers an abundant wood cabinetry, gleaming granite countertops, and stylish tiled backsplash. Stainless steel appliances add a touch of elegance, while the peninsular eat-up island provides generous seating, perfect for casual dining or entertaining guests. Adjoining the kitchen, the expansive dining area flows effortlessly into the living room, where a corner gas fireplace adds warmth and ambiance. There's ample space for a desk, ideal for those who work from home. Step outside through the patio doors to discover a massive patio area that spans the full width of the apartment, offering an outdoor extension of your living space. Enjoy the vibrant energy of 17th Ave while taking in the breathtaking views of Calgary's dynamic skyline. The master bedroom serves as a serene retreat, boasting "His and Hers" closets and a remodeled en-suite bathroom. A second bedroom and full family bathroom ensure ample space for family or guests. Residents of this building have access to a party room for gatherings, and there's plenty of guest parking available both outside and underground. This unit comes with its own heated underground parking spot. Situated in a prime location, this apartment is a stone's throw from boutique shopping and first-class dining options in 17th Ave, Bankview, Beltline, and Mission. With downtown Calgary just ten minutes away and easy access to Crowchild Trail, this property offers unparalleled convenience and a lifestyle of luxury.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





