



THE
A-TEAM

**RE/MAX
FIRST**

733 14TH Avenue #703, Calgary T2R 0N3

MLS® #: **A2175482**

Area: **Beltline**

Listing Date: **10/25/24**

List Price: **\$305,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **818**
Low Sqft:
Ttl Sqft: **818**

DOM

39
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,European Washer/Dryer Combination,Microwave,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`4" x 9`10"	Dining Room	Main	7`3" x 7`7"
Living Room	Main	18`10" x 12`8"	Bedroom	Main	10`8" x 9`9"
Kitchen	Main	7`9" x 7`6"	Bedroom - Primary	Main	12`5" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$683

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 0614645

Remarks

Pub Rmks: **Welcome to this sophisticated Pet-Friendly 7th-floor, 2-bedroom condo in the heart of the Beltline, just moments away from the lively 17th Ave Entertainment District. This stylish home boasts a custom kitchen with stainless steel appliances, granite countertops, and plenty of storage space. The open layout seamlessly connects the kitchen to the great room, providing a perfect relaxing setting while taking in stunning city skyline views. The primary bedroom features a trendy accent wall, and the main bathroom complements the home's elegant finishes. A second bedroom offers versatility for guests or as a home office. Additional highlights include a private north-facing balcony, in-suite laundry, and extra storage. Enjoy the convenience of being close to Calgary's historic sites, restaurants, cafés, and an extensive network of urban pathways and bike lanes.**

Inclusions: n/a
Property Listed By: **PREP Realty**

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







