



THE
A-TEAM

**RE/MAX
FIRST**

733 14 Avenue #306, Calgary T2R 0N3

MLS® #: **A2175653**

Area: **Beltline**

Listing Date: **10/29/24**

List Price: **\$254,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **625**
Low Sqft:
Ttl Sqft: **625**

DOM

23

Layout

Beds: **1 (1)**
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: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,European Washer/Dryer Combination,Refrigerator**
Int Feat: **Elevator,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 7`9"	Living Room	Main	11`9" x 18`4"
Dining Room	Main	7`8" x 7`6"	Kitchen	Main	6`9" x 7`2"
Bedroom - Primary	Main	11`3" x 10`2"	4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$531

Title:
Fee Simple

Zoning:
CC-MH

Legal Desc:	0614645	Fee Freq: Monthly	Remarks
Pub Rmks:	This executive one-bedroom condo at Centro 733 offers modern living just minutes from the vibrant shops, dining, and amenities on 17th Ave, and within easy reach of downtown by foot or bike. The bright, open floor plan features a south-facing wall of windows, a stylish kitchen with granite countertops, stainless steel appliances, and upgraded vinyl plank flooring, along with a cozy breakfast nook. Additional highlights include a spacious bedroom, full bathroom, European laundry, storage locker, and assigned parking. Building amenities include a fully equipped gym and owner's lounge. Condo fees cover heat, water, sewer, and electricity.		
Inclusions: Property Listed By:	Window Coverings RE/MAX Real Estate (Central)		

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











