

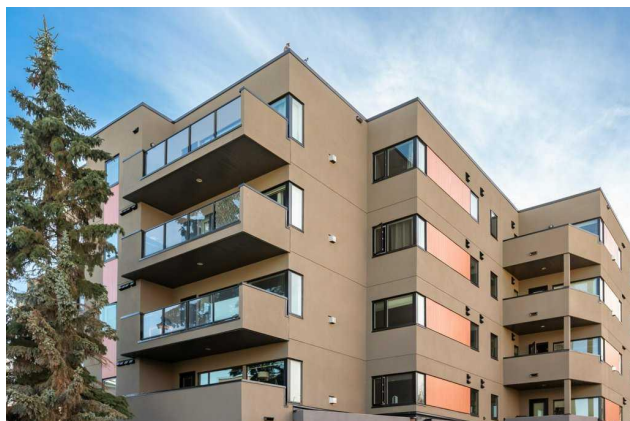


THE
A-TEAM

**RE/MAX
FIRST**

1828 14 Street #204, Calgary T2T 3S9

MLS®#: **A2176017** Area: **Lower Mount Royal** Listing Date: **11/08/24** List Price: **\$424,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **1,219**
 Low Sqft:
 Ttl Sqft: **1,219**

DOM

13

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 5`0"	5pc Ensuite bath	Main	8`10" x 8`0"
Bedroom	Main	13`2" x 9`7"	Bedroom	Main	9`3" x 10`2"
Dining Room	Main	6`7" x 15`4"	Kitchen	Main	15`3" x 7`4"
Laundry	Main	9`3" x 5`3"	Living Room	Main	13`0" x 15`4"
Bedroom - Primary	Main	14`11" x 15`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$781

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0412256

Remarks

Pub Rmks:

Welcome Home to #204 1828 14th Street. Imagine stepping into a home where modern elegance meets unparalleled comfort. Nestled in the vibrant community of Lower Mount Royal, this stunning corner unit, offers 3 full bedrooms, 2 full baths, and a full laundry room. As you enter, you're greeted by an open-concept living space that radiates warmth and sophistication. The kitchen, a chef's delight, bright and airy with ample cupboard space, stainless steel appliances, gas stove, eat up island and full pantry. The rich wood cabinetry paired with a pristine granite countertops create a space that is both functional and beautiful. Picture yourself preparing a gourmet meal in this stylish setting, with every detail designed for both convenience and aesthetics. The kitchen flows seamlessly into the inviting living area, perfect for cozying up with a movie after a delightful dinner around the gas fireplace and cityscape as your backdrop. The natural light pouring in through the large windows enhances the sense of space and comfort, making every moment spent here feel special. Venture into your primary suite, unwinding in your large soaker tub after a long day. Featuring his and her sinks, separate tub and shower with a large walk-in closet and city views from the comfort of your bed! Your guests can retire to one of spacious bedrooms, boasting its own luxurious bathroom. These large, inviting bedrooms are your guests private retreats, meticulously designed with modern finishes that exude a sense of calm and relaxation. Step out onto your private east facing patio, where warm summer nights beckon you to unwind with a drink in hand, enjoying the serene atmosphere of the community while taking in the city views. Whether it's a quiet evening alone or entertaining friend or family, , this space is perfect for creating lasting memories. The property also features a massive storage locker, providing ample storage, ensuring everything has its place and titled underground parking. Walk outside and take in all of the amenities that lower Mount Royal and 17th ave have to offer. Located in the dynamic lower Mount Royal community, you'll enjoy the perfect blend of tranquility and accessibility. With quick possession available, this freshly cleaned, painted (main hallway and living area), and freshly cleaned carpets, this home is ready for you to make it your own. This is more than a home; it's a sanctuary where every detail is designed to enhance your living experience. Welcome to your new beginning.

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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





