



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**812 14 Avenue #102, Calgary T2R0N6**

MLS® #: **A2176485**

Area: **Beltline**

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

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Finished Floor Area

Abv Sqft: **738**

Low Sqft:

Ttl Sqft: **738**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**52**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Covered, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco**  
Flooring: **Carpet, Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 6`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 10`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 8`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$610**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-MH**

Legal Desc:

0814186

Monthly

Remarks

Pub Rmks:

**WELCOME TO THE EAU CLAIR-2 FLOORPLAN at the 812 Building in the Beltline, just blocks to the downtown core!! This large 826 sqft (builders size) two bedroom luxury condo has a south facing balcony with BBQ. Lots of natural light. The 812 is a remarkable condo conversion, completed in 2009. A very unique opportunity, resale units in this building are rarely ever listed on the MLS. Legal AIR BNB property with board approval. Concrete building, high end contemporary finishing, stainless appliances, granite counters, solid wood doors, custom hardwood flooring, solid wood custom cabinets, upgraded tap, lighting and hardware fixtures. In-suite laundry & storage, titled covered/heated & street permit parking. PET FRIENDLY, with ideal ground level front glass panel patio access to dog park, common rooftop furnished BBQ patio area. Common workout room, and owner lounge. CMHC INSURED building with low 5% down payment option. Shows 10/10, no expense spared, beautiful common areas, hallways and front entrance. Book your private showing today. Value priced at \$269,900. Amazing central Beltline location off 17th Ave, 100 walk score, too many amenities in the area to mention, #102 812 14th Ave SW. Vacant and available for quick possession.**

Inclusions:

Window coverings

Property Listed By:

RE/MAX Landan Real Estate

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













