



THE
A-TEAM

**RE/MAX
FIRST**

733 14 Avenue #203, Calgary T2R0N3

MLS® #: **A2176677**

Area: **Beltline**

Listing Date: **11/15/24**

List Price: **\$300,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **828**
Low Sqft:
Ttl Sqft: **828**

DOM

18
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Carport

Utilities and Features

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

Construction: **Brick**
Flooring: **Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave,Range Hood,Refrigerator**
Int Feat: **Granite Counters,No Smoking Home**
Utilities:

Room Information

Room Level Dimensions
Bedroom **Main** **10`7" x 9`9"**
Dining Room **Main** **7`3" x 9`2"**
Bedroom - Primary **Main** **10`2" x 13`0"**

Room Level Dimensions
Kitchen **Main** **8`6" x 7`9"**
Living Room **Main** **18`10" x 11`0"**
4pc Bathroom **Main**

Legal/Tax/Financial

Condo Fee:
\$683

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 2007021169

Remarks

Pub Rmks: **THIS CONDO IS C/S JUST WAITING ON DEPOSIT..... Welcome to the Centro 733 building in the vibrant Beltline community and Unit 203. This exceptional unit offers 2 bedrooms and 1 full bathroom. This unit is priced to sell and is perfect for first-time buyers or investors. This spacious unit features a well-laid kitchen with maple cabinetry, granite countertops, and stainless-steel appliances. The large living room and balcony offer a picturesque view of a quiet, charming, tree-lined street. The second bedroom is generous in size and can easily accommodate a queen bed or your work-from-home setup. In-suite laundry, an additional storage locker, and covered parking check off all your boxes. The building offers fantastic amenities, including two elevators, a fitness center, a recreation room, and monthly condo fees that cover all utilities, even electricity! This pet-friendly building (based on board approval—no weight restrictions) is just steps away from shopping and exceptional dining from the bustling 17th Avenue entertainment district. Don't miss the opportunity to make this beautiful condo your new home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





