



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 14 Avenue #614, Calgary T2G 4Z8**

MLS® #: **A2176859**      Area: **Beltline**      Listing Date: **11/01/24**      List Price: **\$279,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1981**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Garage Door Opener,Parkade,Stall,Underground**

Finished Floor Area

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

DOM

**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick,Concrete**  
 Flooring: **Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`4"</b>
<b>Storage</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`4" x 3`8"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>9`0" x 5`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`0" x 5`5"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$732

**Fee Simple**  
Fee Freq:  
**Monthly**

CC-MH

Legal Desc: **9611585**

Remarks

Pub Rmks: **\*\*Back on market due to financing\*\*Welcome to the Richmond, a pet friendly, Air bnb friendly, complex in the heat of the Beltline. This updated 2 bedroom unit offers a bright and open floor plan with a galley style kitchen, adorned with stainless steel appliances, designer backsplash and a breakfast eating bar. The kitchen opens to a dining nook and large living area. Sliding patio doors off of the living area guide you to a relaxing sunroom with doors to a balcony. 2 good sized bedrooms, a den for storage, and a 4 piece main bathroom complete the unit. This unit offers ample storage space as well as an assigned underground parking stall. Enjoy the amenities this complex has to offer such as common area laundry room and an outdoor courtyard. Ideal for an investor or professional couple. Exceptional value!**

Inclusions: **Refrigerator, Dishwasher, Microwave, Stove**  
Property Listed By: **Greater Property Group**

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











