



THE A-TEAM

RE/MAX FIRST

537 14 Avenue #402, Calgary T2R 0M7

MLS® #: A2177387

Area: Beltline

Listing Date: 11/07/24

List Price: \$370,000

Status: Active

County: Calgary

Change: +\$20k, 07-Nov

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1979

Finished Floor Area

Abv Sqft: 954
Low Sqft:
Ttl Sqft: 954

DOM

44
Layout
Beds: 2 (2 )
Baths: 1.5 (1 1)
Style: Apartment

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 1
Garage Sz: 1

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Secured,Underground

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard
Sewer:
Ext Feat: Balcony,Dog Run,Storage

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

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings
Int Feat: Breakfast Bar,No Smoking Home,Pantry,Quartz Counters
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, 2pc Ensuite bath, Laundry, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, Foyer, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee:  
**\$762**

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

Zoning:  
**CC-MH**

Legal Desc: **7911482**

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully designed 2-bedroom, 1.5-bath condo offers an exquisite blend of modern luxury and urban convenience. Step inside to discover a bright, open living space adorned with luxury vinyl plank flooring that flows seamlessly throughout. The stunning custom cabinetry and quartz countertops in the kitchen not only elevate the aesthetic but also provide ample space for both cooking and casual dining. Imagine entertaining friends in the spacious living room, or enjoying a morning coffee on your large private balcony, perfect for soaking up the sun. The layout includes a dining area that flows effortlessly into the living space, creating an inviting atmosphere for gatherings. The primary bedroom features a convenient 2-piece ensuite, offering privacy and comfort, while the second bedroom is perfect for guests or as a home office. With a brand new 2024 washer and dryer, laundry day is a breeze! Relax and unwind in the building's sauna, a perfect retreat after a long day. Situated just seconds away from the vibrant 17th Avenue, you'll have access to Calgary's best restaurants, coffee shops, and nightlife right at your doorstep. This pet-friendly building includes fantastic amenities like a rooftop patio with a community garden, ideal for entertaining or simply relaxing under the sun. Plus, there's a dedicated dog run for your furry friends! Additional features include one underground parking stall with extra storage, ensuring you have everything you need right at home. Don't miss out on this exceptional opportunity to live in a beautifully designed, stunning condo in a prime location. Schedule your showing today or check out the 3D tour!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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











