



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**924 14 Avenue #1602, Calgary T2R 0N7**

MLS®#: **A2177608**      Area: **Beltline**      Listing Date: **11/05/24**      List Price: **\$260,000**  
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **846**  
 Low Sqft:  
 Ttl Sqft: **846**

DOM

**78**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**  
 Int Feat: **Granite Counters, No Animal Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 15`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>15`3" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`9"</b>	<b>Storage</b>	<b>Main</b>	<b>10`1" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 7`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 11`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>5`10" x 9`6"</b>

Legal/Tax/Financial

Condo Fee: **\$650**      Title: **Fee Simple**      Zoning: **CC-MH**

Legal Desc: 8911258

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Fantastic Beltline condo on the 16th floors features great downtown views! This 2 bedroom, 1 bath unit has vinyl plank flooring, well appointed kitchen with granite countertops, updated bathroom with marble vanity, and a huge storage closet in the unit. Both bedrooms are spacious, there is a dedicated dining space as well as a nice open living room that has access to a large north facing balcony with expansive downtown views. This great Beltline location is close to everything 17th Ave has to offer, transit, bike paths, and the downtown core. Unit has 1 titled underground parking stall. The building has great amenities, including a racquet court, party room, fitness center, sauna, laundry facilities, and on-site management.**

Inclusions: n/a  
Property Listed By: **Bricks & Mortar...Everything Real Estate**

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













