

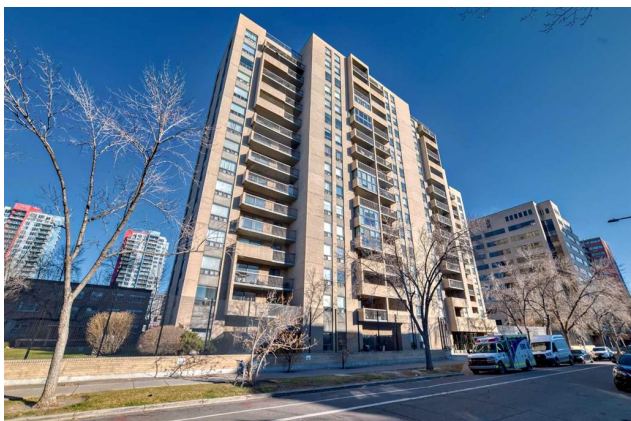


THE
A-TEAM

**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: **Titled, Underground**
 Park Feat:

Finished Floor Area
 Abv Sqft: **846**
 Low Sqft:
 Ttl Sqft: **846**

DOM

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **8911258**

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







