



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**733 14 Avenue #1105, Calgary T2R 0N3**

MLS®#: **A2180145**

Area: **Beltline**

Listing Date: **11/19/24**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **Calgary**  
Year Built: **1967**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Assigned,Stall**

Finished Floor Area

Abv Sqft: **614**  
Low Sqft:  
Ttl Sqft: **614**

DOM

**32**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 10`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`9" x 3`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`2" x 11`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`5" x 4`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$531**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc:

0614645

Remarks

Pub Rmks: **All utilities included! Welcome to modern living in the heart of Calgary! This fully updated one-bedroom condo (builder size 666 sq.ft.) in the sought-after Centro 733 building offers an exceptional urban lifestyle. Meticulously maintained, the unit features fresh paint throughout, complete with the removal of the popcorn ceiling for a sleek, contemporary look. With updated appliances, stylish flooring, ample cabinetry, and modern fixtures, the open-concept living and dining area is designed to maximize both space and natural light, creating a warm and inviting ambiance. The well-appointed kitchen boasts stainless steel appliances and generous storage, perfect for any culinary enthusiast. Enjoy the convenience of stress-free living with all utilities—electricity, heat, and water—included in the condo fees. The spacious bedroom offers a peaceful retreat, and the updated bathroom showcases modern finishes. This unit also features in-suite laundry, an assigned parking stall, and additional storage for your convenience. Centro 733 offers a fully equipped fitness centre and an owner's lounge for their residence's convenience, ideally located in Calgary's vibrant Beltline, renowned for its energy, trendy eateries, boutique shopping, and proximity to downtown amenities. Just steps away from 17th Avenue's dynamic dining and entertainment scene, you'll experience the best of urban living. Enjoy nearby parks like Central Memorial Park, or take advantage of excellent public transit for easy access to the rest of the city. Whether you're a first-time home buyer or an investor, this updated unit in a prime location is ready to impress. Schedule your private viewing today!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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















**1105-733 14 Ave SW, Calgary, AB**

Main Floor Interior Area 614.13 sq ft



PREPARED: 2024/09/11



White regions are excluded from total floor area in 10/USE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.