

126 14 Avenue #202, Calgary T2R 0L9

MLS®#: **A2180424** Area: **Beltline** Listing Date: **11/22/24** List Price: **\$359,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **913**
 Low Sqft:
 Ttl Sqft: **913**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **Elevator, High Ceilings, No Smoking Home, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`0"	4pc Ensuite bath	Main	9`5" x 4`11"
Balcony	Main	15`4" x 11`8"	Bedroom	Main	15`4" x 8`11"
Dining Room	Main	11`9" x 6`3"	Foyer	Main	5`2" x 3`7"
Kitchen	Main	13`11" x 9`9"	Laundry	Main	9`8" x 5`0"
Living Room	Main	15`9" x 11`9"	Bedroom - Primary	Main	18`5" x 11`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$632

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc:

9912839

Remarks

Pub Rmks:

This Beltline condo offers an exceptional living experience with the added bonus of two titled underground parking stalls—a rare find in the area. Featuring an open-concept floor plan and soaring 9' ceilings, the space feels spacious and welcoming, with a south-facing orientation that ensures plenty of natural light throughout the day. The kitchen is equipped with solid oak cabinets, stainless steel appliances, making it perfect for both cooking and entertaining. The main living area boasts LVP flooring and a cozy corner fireplace, ideal for relaxing after a busy day or enjoying with friends. There are two large bedrooms, including a Primary suite with a walk-through closet and a private en-suite bathroom. The second bedroom is versatile and can easily serve as an office or guest room. The condo also includes in-suite laundry, ensuring convenience at home. Step outside onto the large south-facing balcony, which includes a natural gas BBQ hook-up, perfect for outdoor dining or relaxation. This location offers easy access to the 17th Avenue restaurants and shops, Victoria Park, and is within walking distance to the train station and more—making it an ideal place for those who want to be close to the vibrant downtown lifestyle. Overall, this condo offers great value with its two heated underground parking stalls and unbeatable location. A fantastic opportunity for anyone looking to enjoy the best of downtown living!

Inclusions:

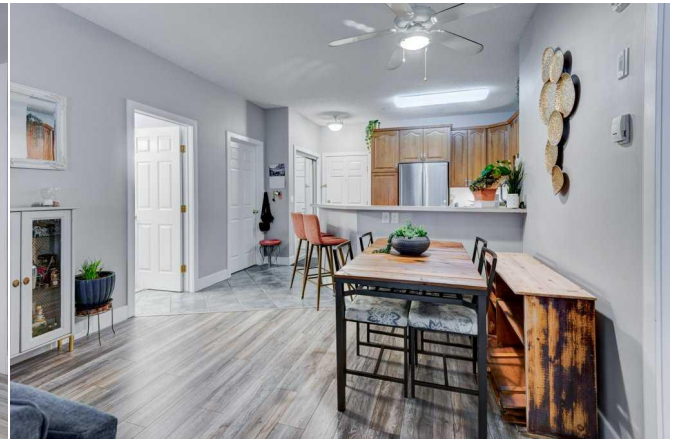
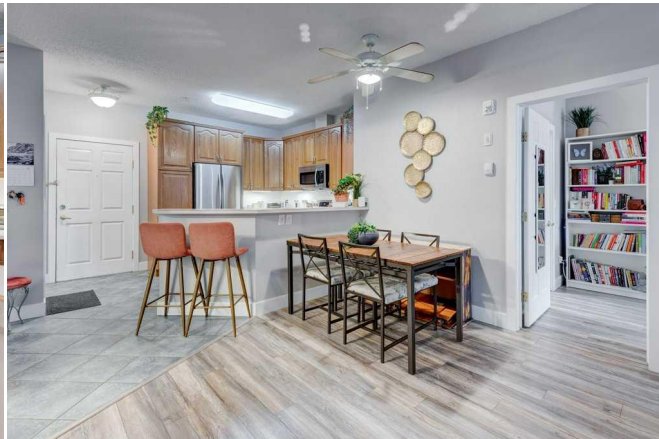
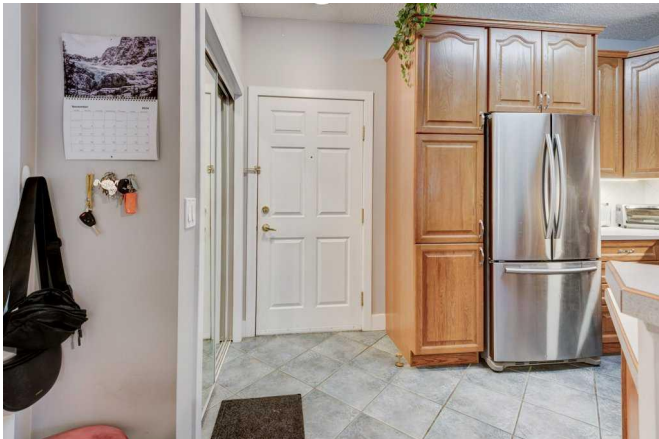
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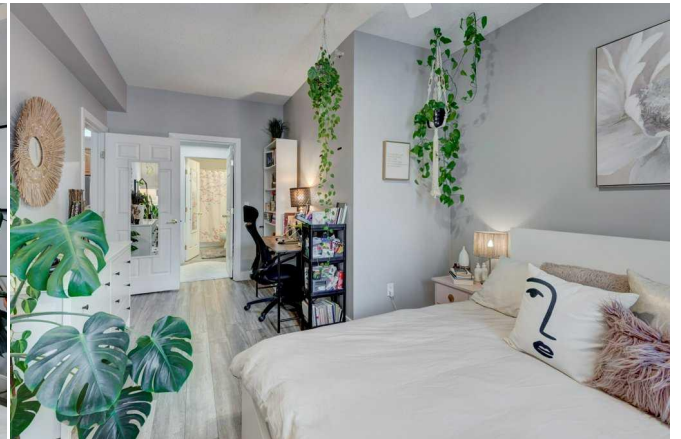
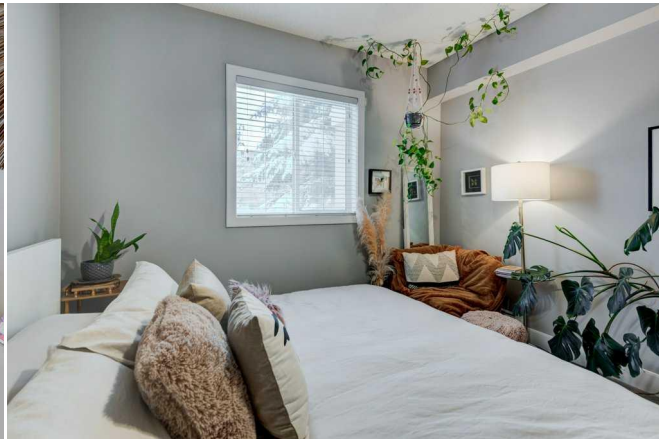
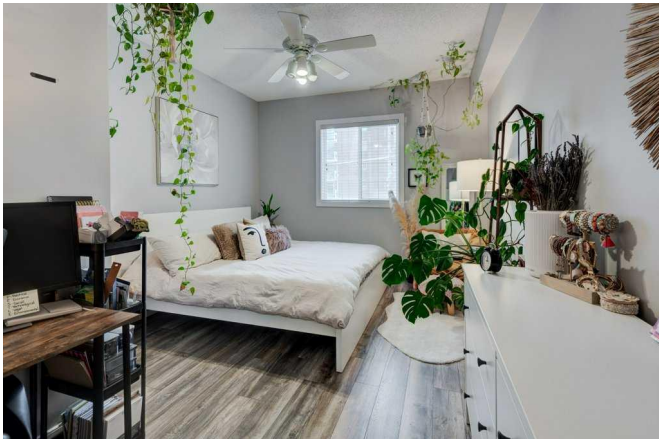
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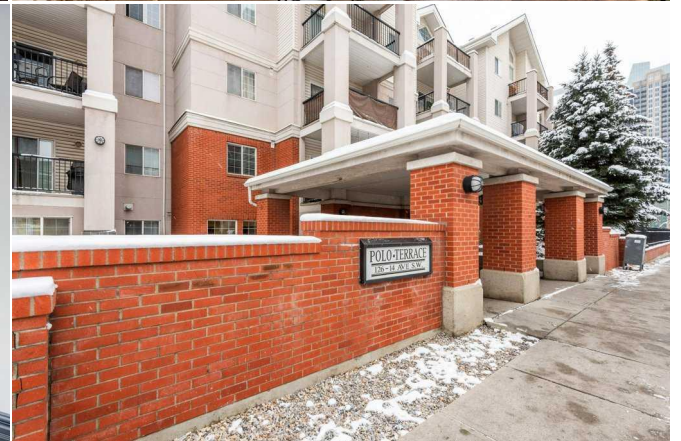
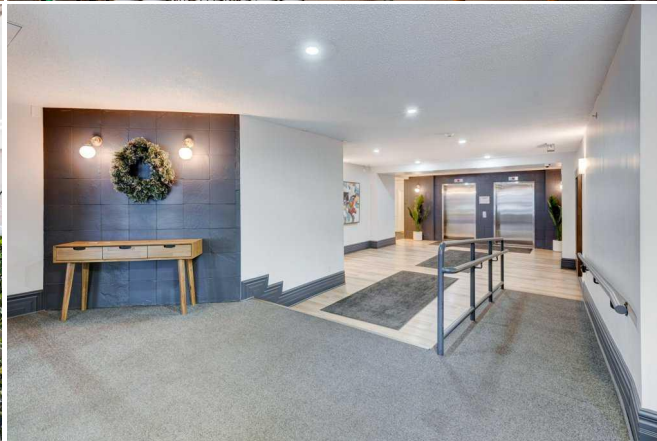
Real Estate Professionals Inc.

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









202-126 14 Ave SW, Calgary, AB

Main Floor Interior Area 913.66 sq ft



PREPARED: 2024/11/21



While legends are excluded from total floor area in RESIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.