



THE
A-TEAM

**RE/MAX
FIRST**

2307 14 Street #10, Calgary T2T 3T5

MLS® #: **A2181052** Area: **Bankview** Listing Date: **11/28/24** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **-\$900, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Finished Floor Area
 Abv Sqft: **940**
 Low Sqft:
 Ttl Sqft: **940**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 10`0"	Dining Room	Main	8`6" x 12`10"
Living Room	Main	11`11" x 12`11"	Bedroom - Primary	Main	11`0" x 11`10"
Bedroom	Main	10`3" x 12`5"	3pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$653** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc:

0712563

Fee Freq:
Monthly

Remarks

Pub Rmks: **ROOF TOP PATIO! SUNNY PRIVATE PATIO! This condo has a total of 2 bedrooms, 2 full bathrooms and over 900 SQFT of living space. Open concept floor plan with granite counter tops and stainless steel appliances. This unit also comes with storage and underground heated parking. Affordable condo and great location! Close to shops, parks, schools and just steps to the Red Mile! Call and schedule your showing 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











