

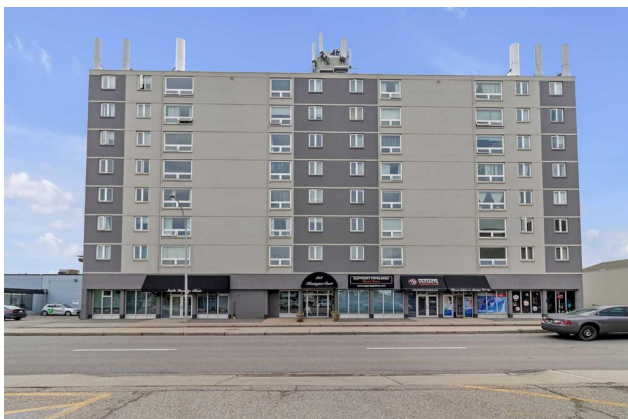


THE
A-TEAM

**RE/MAX
FIRST**

314 14 Street #801, Calgary T2N1Z8

MLS® #: **A2181791** Area: **Hillhurst** Listing Date: **12/02/24** List Price: **\$258,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **760**
 Low Sqft:
 Ttl Sqft: **760**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6` 10" x 5` 0"
Living Room	Main	13` 4" x 19` 1"
Kitchen	Main	7` 7" x 15` 11"

Room	Level	Dimensions
Foyer	Main	6` 5" x 4` 2"
Bedroom	Main	11` 7" x 9` 7"
Bedroom - Primary	Main	14` 9" x 10` 0"

Legal/Tax/Financial

Condo Fee: **\$521**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **C-COR2**

Legal Desc: 9311953

Remarks

Pub Rmks: Explore urban living in this charming 2 -bedroom condominium unit in a concrete building. Inside you'll be greeted by two spacious bedrooms, a vast living room boasting spectacular downtown views, and a practical kitchen adorned with pristine white kitchen cabinets. The building has undergone recent updates including newer windows, revamped lobby furnishings, and refreshed hallways and elevator. Convenient amenities including a laundry room on each floor. Situated near the Bow River pathway, this location offers effortless access to shopping, transit, restaurants, major roadways, the University of Calgary and SAIT. Book your showing with your favorite agent now!

Inclusions: N/A
Property Listed By: CIR Realty

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

