



THE
A-TEAM

**RE/MAX
FIRST**

317 14 Avenue #303, Calgary T2R 0M4

MLS®#: **A2181801**

Area: **Beltline**

Listing Date: **12/05/24**

List Price: **\$247,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **620**
Low Sqft:
Ttl Sqft: **620**

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 5`8"	Bedroom	Main	10`4" x 11`5"
Dining Room	Main	11`2" x 10`3"	Kitchen	Main	7`6" x 7`4"
Living Room	Main	13`9" x 14`10"			

Legal/Tax/Financial

Condo Fee:
\$466

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 9811439

Remarks

Pub Rmks: **Home for the Holidays! This BRIGHT and SPACIOUS CORNER unit offers great VIEWS and has plenty of WINDOWS that allow natural light to flow through. Located in the heart of Calgary's TRENDY Beltline, it comes complete with TITLED UNDERGROUND PARKING and a TITLED STORAGE LOCKER. Solid concrete building with NO post-tension cables! This SPACIOUS condo features an open layout. The kitchen boasts STAINLESS STEEL appliances and a raised eating bar that overlooks the large living room. The patio doors lead to your CORNER BALCONY, where you can sit back, relax, and enjoy the views. The bedroom is generously sized with ample closet space. Additional highlights include extra storage and IN-SUITE LAUNDRY. Recent building upgrades include a newer roof, updated concrete driveways, underground parking renovations, and refreshed landscaping. This building is adjacent to tennis courts, Memorial Park, and just four blocks from downtown. It's only two blocks to the vibrant shopping and restaurants of 17th Avenue and one block away from Mission's bustling 4th Street. Incredible value and an unbeatable LOCATION!**

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







