



THE
A-TEAM

**RE/MAX
FIRST**

733 14 Avenue #1503, Calgary t2r0n3

MLS® #: **A2182234**

Area: **Beltline**

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

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **806**

Low Sqft:

Ttl Sqft: **806**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

16

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	14`11" x 9`1"	Living Room	Main	18`6" x 11`9"
Foyer	Main	9`6" x 3`3"	Laundry	Main	3`0" x 2`3"
Balcony	Main	12`1" x 3`7"	Bedroom - Primary	Main	13`0" x 12`5"
Bedroom	Main	10`5" x 9`8"	4pc Bathroom	Main	9`9" x 5`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$683

Fee Simple

cc-mh

Fee Freq:

Monthly

Legal Desc: **0614645**

Remarks

Pub Rmks: **Discover the perfect blend of style, convenience, and location in this 2-bedroom, 1 bathroom condo located in the BeltLine. This unit is ideally situated steps from the 17th Avenue coffee shops, restaurants and retail. It features a large balcony with panoramic VIEWS OF THE CITY SKYLINE in the heart of downtown. The kitchen features extended granite countertops, a cozy breakfast nook, and sleek stainless steel appliances, complemented by hardwood flooring throughout the main living areas. You'll also love the upgraded carpet in the over sized bedrooms. Complete with a designated parking stall and storage locker, this condo delivers comfort and peace of mind in an unbeatable location. This building also has a fitness room! This home is one you don't want to miss!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



