



THE
A-TEAM

**RE/MAX
FIRST**

924 14 Avenue #206, Calgary T2R 0N7

MLS® #: **A2182336**

Area: **Beltline**

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

List Price: **\$249,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **875**
Low Sqft:
Ttl Sqft: **875**

DOM

16
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Brick**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main** **4`10" x 7`10"**
Dining Room **Main** **7`11" x 10`8"**
Living Room **Main** **15`11" x 12`0"**

Room Level Dimensions
Bedroom **Main** **14`7" x 9`4"**
Kitchen **Main** **7`4" x 8`5"**
Bedroom - Primary **Main** **14`7" x 11`9"**

Legal/Tax/Financial

Condo Fee:
\$613

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 8911258

Remarks

Pub Rmks: **Welcome to this sunny south-facing 875 sq.ft., TWO bedroom condo, perfectly situated just steps from trendy cafes, shops and all that downtown has to offer. Located in Dorchester Square, this spacious unit has 2 generously sized bedrooms & an open-concept living & dining area, ideal for entertaining. The galley kitchen has stainless steel appliances, while the south-facing balcony offers the perfect spot to relax & soak up the sun. Storage is a breeze with a huge in-suite storage room, & titled underground parking adds convenience. Dorchester Square offers great amenities - fitness center, social room (for your larger gatherings), billiards room, indoor squash court, gym, recreation room, beautifully landscaped outdoor courtyard & a 2nd floor patio for socializing or relaxing. The unit is conveniently located on the 2nd floor, providing easy access to the large common laundry room. This condo has been successfully operated as a furnished rental for many years (no Airbnb allowed), and furnishings can be included, making it a turnkey opportunity for an investor or someone seeking a hassle-free move-in experience. This is a great opportunity to own in a vibrant downtown location, with great amenities.**

Inclusions: **Everything in the unit is negotiable/included. It was used as a furnished rental. Move-in ready.**
Property Listed By: **RE/MAX Key**

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









