



THE
A-TEAM

**RE/MAX
FIRST**

111 14 Avenue #201, Calgary T2G 4Z8

MLS® #: **A2184308**

Area: **Beltline**

Listing Date: **12/31/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **891**
Low Sqft:
Ttl Sqft: **891**

DOM

32

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator**
Int Feat: **Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`2" x 10`2"	Dining Room	Main	8`9" x 6`5"
Living Room	Main	19`0" x 13`0"	Foyer	Main	8`9" x 5`3"
Storage	Main	5`0" x 5`0"	Sunroom/Solarium	Main	9`4" x 5`8"
Balcony	Main	9`3" x 5`8"	Bedroom - Primary	Main	9`10" x 15`7"
Bedroom	Main	8`9" x 11`9"	4pc Bathroom	Main	9`2" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$795

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 9611585

Remarks

Pub Rmks: **Big end unit, largest floorplan in the building. Windows on two sides and only one small section of common wall. Roughed-in in-suite laundry with plumbing and 220V, as well as common laundry in the building. New carpet. Enclosed sunroom on patio as well as an open portion. Views north of downtown including the Calgary Tower as well south into the private courtyard. Underground heated parking stall located directly beside the elevator shaft. Best price in the building, especially considering the size and the double exposure. Original kitchen with granite counter tops and stainless steel appliances. Large in-unit storage room. Pet friendly building that also allows short term rentals. This is a great investment property and a wonderful opportunity for an entry point into ownership of a great downtown location.**

Inclusions: **Door fob, unit key.**
Property Listed By: **RE/MAX Realty Professionals**

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







