



THE
A-TEAM

**RE/MAX
FIRST**

126 14 Avenue #424, Calgary T2R 0L9

MLS®#: **A2188909**

Area: **Beltline**

Listing Date: **02/04/25**

List Price: **\$369,900**

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: **861**
Low Sqft:
Ttl Sqft: **861**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	31`5" x 16`5"	4pc Bathroom	Main	26`3" x 16`5"
Bedroom	Main	50`7" x 29`9"	Kitchen	Main	31`9" x 41`3"
Dining Room	Main	36`8" x 39`8"	Living Room	Main	51`8" x 39`8"
4pc Ensuite bath	Main	31`9" x 16`8"	Bedroom - Primary	Main	37`2" x 35`3"

Legal/Tax/Financial

Condo Fee:
\$586

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **9912839**

Remarks

Pub Rmks: **Welcome to Urban Living in the Heart of the Beltline! This move-in-ready 2-bedroom, 2-bathroom condo offers the perfect blend of style, functionality, and location—ideal for first-time buyers, downsizers, or investors looking for a prime inner-city property. Nestled in the vibrant Beltline community, this home places you within walking distance of cafes, top-rated restaurants, boutique shops, and downtown amenities, offering an unparalleled urban lifestyle. The bright, open-concept layout allows natural light to flood the space, creating a warm and inviting atmosphere. Recently updated with fresh paint and modern vinyl plank flooring, this home feels contemporary and is fully move-in ready. The timeless white kitchen is complete with a suite of stainless-steel appliances and overlooks both the living and dining areas, making it perfect for entertaining. The living room features a cozy corner gas fireplace, providing the perfect space to unwind after a long day or stay warm on a cold winter night. The floor plan places the bedrooms on opposite sides of the unit, ensuring privacy and functionality. The spacious primary suite includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located next to its own full bathroom—ideal for guests, roommates, or a home office. A large, south-facing covered balcony extends your living space outdoors, offering the perfect spot to enjoy your morning coffee or relax in the evening while taking in the surrounding views. Additional features include in-suite laundry and a titled underground parking stall, which provides year-round security and convenience. Located just steps from 1st Street, 17th Avenue, Stampede Park, and the downtown core, this condo offers the best of walkable city living, with easy access to transit, parks, and nightlife right at your doorstep. Don't miss your chance to own in one of Calgary's most sought-after inner-city neighborhoods—book your showing today!**

Inclusions: **N/A**
Property Listed By: **Charles**

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







