



THE
A-TEAM

**RE/MAX
FIRST**

605 14 Avenue #401, Calgary T2R0M9

MLS®#: **A2190006**

Area: **Beltline**

Listing Date: **01/24/25**

List Price: **\$250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **615**
Low Sqft:
Ttl Sqft: **615**

DOM

29
Layout
Beds: **1 (1)**
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: **Off Street,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	7`5" x 10`9"
Living Room	Main	16`0" x 10`9"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	5`9" x 10`9"
Foyer	Main	6`9" x 7`4"
Bedroom - Primary	Main	17`10" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$477

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 0013245

Remarks

Pub Rmks: **AMAZING VALUE! This extremely well laid out, updated condo concrete building in the heart of the Beltline with a WalkScore of 99 is PERFECT for first time home buyers or INVESTORS with AIRBNB potential (upon board approval). Walking in you'll love there updated luxury vinyl plank floors, newly renovated 4 piece bathroom and fresh paint job throughout. Stepping into the kitchen, dining living room combo you'll appreciate the open flow floor plan that makes this space feel so welcoming. With SOUTH FACING windows and balcony you'll always be welcomed with natural light. The fair sized primary bedroom can accommodate a bed, dresser and night stands on both sides. This unit also features an out of unit storage locker and one parking stall.**

Inclusions: NA
Property Listed By: RE/MAX First

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





