

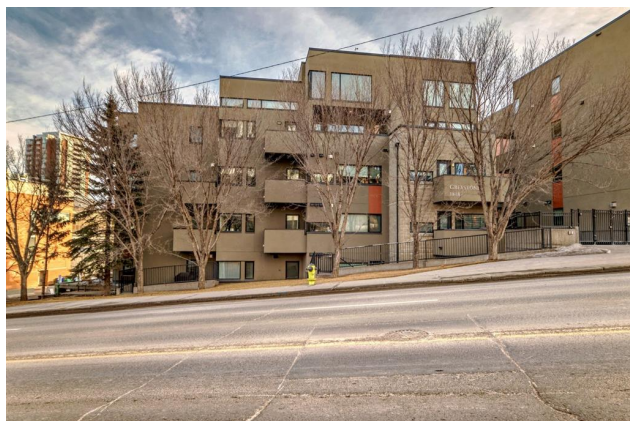


THE
A-TEAM

**RE/MAX
FIRST**

1818 14 Street #402, Calgary T2T 3S9

MLS®#: **A2190983** Area: **Lower Mount Royal** Listing Date: **01/31/25** List Price: **\$410,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **1,008**
 Low Sqft:
 Ttl Sqft: **1,008**

DOM

2

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction: **Stone, Stucco, Wood Frame**
 Heating: **In Floor, Fireplace(s)** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`5" x 9`9"	3pc Bathroom	Main	5`4" x 5`7"
Kitchen	Main	8`8" x 10`0"	Dining Room	Main	9`2" x 10`0"
Living Room	Main	17`10" x 14`8"	Balcony	Main	16`11" x 4`10"
Laundry	Main	2`9" x 6`10"	Entrance	Main	8`10" x 5`11"
4pc Ensuite bath	Second	9`7" x 5`11"	Bedroom - Primary	Second	15`3" x 11`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$590

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 0412256

Remarks

Pub Rmks: **Discover this stunning two-storey loft penthouse just steps from 17th Ave! This spacious unit boasts soaring 18-ft vaulted ceilings, expansive windows that flood the space with natural light, and stylish decor. High-end finishes include granite countertops, elegant cabinetry, hardwood floors, stainless steel appliances with a gas stove, and a gas fireplace with a sleek cement surround and remote-controlled blinds. Upstairs, the loft-style primary bedroom features a luxurious spa-like four-piece ensuite. A generous main-floor den can easily serve as a second bedroom. Additional conveniences include in-suite laundry, a large storage locker, a titled underground parking stall, and ample indoor visitor parking for guests.**

Inclusions: **BBQ**
Property Listed By: **CIR Realty**

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





