



THE
A-TEAM

**RE/MAX
FIRST**

537 14 Avenue #303, Calgary T2R 0M7

MLS® #: **A2195366**

Area: **Beltline**

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

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

DOM

0
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Condo Fee: **\$839**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc: **7911482**

Remarks

Pub Rmks: **Experience modern living in this beautifully remodeled 2-bedroom, 1.5-bath condo, ideally situated in the sought-after Cypriana Towers. Featuring an open-concept layout, this stylish unit boasts laminate flooring throughout, custom cabinetry, quartz countertops, and stainless steel appliances, all complemented by elegant under-cabinet lighting. The spacious living room is a true focal point, highlighted by floor-to-ceiling tile and a cozy gas fireplace. The primary bedroom includes a 2-piece ensuite and dual closets, while the second bedroom offers ample space and direct access to the expansive balcony through a sliding door. The main bathroom is beautifully designed with tile finishes and a quartz countertop. Additional conveniences include in-suite laundry, generous storage space, and an assigned underground heated/secured parking stall with a storage locker. Residents of Cypriana Towers enjoy an exceptional location, just steps from 17th Ave's vibrant shopping and dining scene and minutes from downtown Calgary. As an added bonus, the rooftop patio provides the perfect space for summertime relaxation and entertaining. Don't miss this opportunity—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









