



THE
A-TEAM

**RE/MAX
FIRST**

924 14 Avenue #1602, Calgary T2R 0N7

MLS® #: **A2196054**

Area: **Beltline**

Listing Date: **02/20/25**

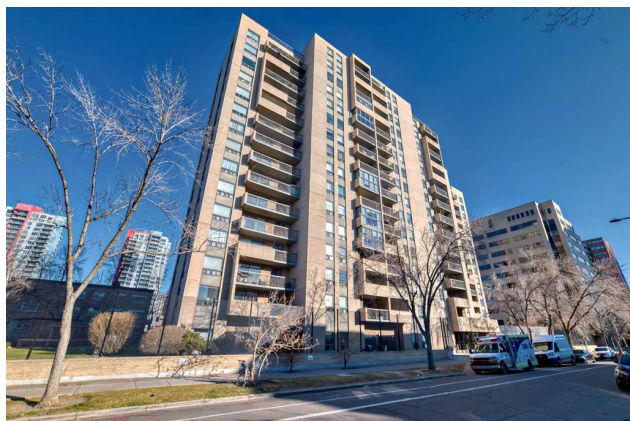
List Price: **\$260,000**

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: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

57

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
Int Feat: **Granite Counters, No Animal Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`7" x 15`2"
4pc Bathroom	Main	5`0" x 7`9"
Dining Room	Main	11`3" x 8`5"
Living Room	Main	16`2" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	15`3" x 9`1"
Storage	Main	10`1" x 5`4"
Kitchen	Main	8`10" x 7`2"
Balcony	Main	5`10" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$650

Title:
Fee Simple

Zoning:
CC-MH

Legal Desc:	8911258	Fee Freq: Monthly	Remarks
Pub Rmks:	Fantastic Beltline condo on the 16th floors features great downtown views! This 2 bedroom, 1 bath unit has vinyl plank flooring, well appointed kitchen with granite countertops, updated bathroom with marble vanity, and a huge storage closet in the unit. Both bedrooms are spacious, there is a dedicated dining space as well as a nice open living room that has access to a large north facing balcony with expansive downtown views. This great Beltline location is close to everything 17th Ave has to offer, transit, bike paths, and the downtown core. Unit has 1 titled underground parking stall. The building has great amenities, including a racquet court, party room, fitness center, sauna, laundry facilities, and on-site management.		
Inclusions:	n/a		
Property Listed By:	Bricks & Mortar...Everything Real Estate		

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



