



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**476 14 Street #205, Calgary T2N1Z7**

MLS® #: **A2196457**

Area: **Hillhurst**

Listing Date: **02/22/25**

List Price: **\$334,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **645**  
Low Sqft:  
Ttl Sqft: **645**

DOM

**0**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room  
**Bedroom - Primary**

Level  
**Main**

Dimensions  
**18`3" x 10`11"**

Room  
**4pc Bathroom**  
Legal/Tax/Financial

Level  
**Main**

Dimensions  
**9`6" x 4`11"**

Condo Fee:

Title:

Zoning:

\$258

Fee Simple  
Fee Freq:  
Monthly

C-COR1

Legal Desc: 1211872

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION!!! As it a End unit on the West side of the building it has windows which give it a lot of natural light. Enjoy an open lay out with upgraded finishing's such as granite counter tops throughout, stainless steel appliances, new high end laminate flooring, triple pane windows, in suite laundry, central ac, titled underground (secured) parking and separate storage unit. The unit has a good sized primary bedroom, 4 piece bathroom, functional kitchen with plenty of cabinet and counter space and an open flex area which lends itself well as either a dining room, living room or study. Enjoy the warm summer days on the oversized patio! This location is hard to beat! Walking distance to a wide array of grocery stores, shops, pubs, restaurants, parks, swimming pools, all levels of school, SAIT, C-train stations, transit, down town, the river and much much more! To top it all off it has low condo fees \$258/month!!!**

Inclusions: N/A  
Property Listed By: Royal LePage Mission Real Estate

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





