



THE
A-TEAM

**RE/MAX
FIRST**

111 14 Avenue #408, Calgary T2G 4Z8

MLS® #: **A2196949**

Area: **Beltline**

Listing Date: **02/24/25**

List Price: **\$238,000**

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: **556**
Low Sqft:
Ttl Sqft: **556**

DOM

1
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

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

Construction: **Brick,Concrete**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Elevator,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`1" x 4`11"
Kitchen	Main	10`4" x 6`3"
Bedroom - Primary	Main	8`7" x 12`7"

Room	Level	Dimensions
Dining Room	Main	7`6" x 6`6"
Living Room	Main	11`4" x 12`6"
Sunroom/Solarium	Main	5`5" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$547

Title:
Fee Simple

Zoning:
CC-MH

Fee Freq:
Monthly

Legal Desc: **9611585**

Remarks

Pub Rmks: **Welcome to this sunny 1 bedroom, 1-bathroom, end unit condo in the heart of Beltline—one of Calgary's most vibrant inner-city neighborhoods! Airbnb available and pet friendly building, making this the perfect investment opportunity to capitalize on the city's thriving tourism scene or secure an incredible urban home. Enjoy breathtaking views of downtown from your south facing balcony and sun-room, providing a cozy and scenic retreat to relax, si You said: Are you looking for a little more flexibility from your condo? This pet-friendly, Airbnb-friendly building allows you and your furry friends to live here and make some extra cash by renting it out while you're away! Or add this value-priced 2-BEDROOM condo with UNDERGROUND PARKING in a prime inner-city neighbourhood to your long-term rental portfolio! A stone's throw from the Saddledome, Stampede Grounds, LRT station and the upcoming Events Centre, this is a vibrant location with a Walk Score of 96 and Bike Score of 94! Located on the 5th floor of this concrete tower, this unit faces south toward the courtyard area of the building. Enjoy natural light all day long! Turn the enclosed solarium into a space for all of your plants, extra storage or even a little workout spot while you still have a fully outdoor balcony to enjoy Calgary's long summer nights. This unit is freshly painted and has a spacious layout. Flooring needs to be replaced but this unit is priced accordingly so a buyer can choose their preferred flooring and make this unit their own. Open-concept layout and large rooms throughout, including a nice storage room right in your unit. In-suite laundry can be added in this building with board approval but a bright laundry room with many machines is located on the ground floor. Secure underground parking spot is conveniently RIGHT beside the elevator :) Fantastic potential with this inner-city condo! ChatGPT said: This is already a strong and engaging property description! I can refine it slightly for clarity, flow, and impact while maintaining the key details. Here's a polished version: Flexible & Affordable Inner-City Living! Looking for a pet-friendly, Airbnb-friendly condo that offers both a great home and investment potential? This value-priced 2-bedroom unit with underground parking is perfect for homeowners and investors alike! Situated in a prime inner-city location, you're just steps from the Saddledome, Stampede Grounds, LRT station, and the upcoming Events Centre. With a Walk Score of 96 and Bike Score of 94, you'll enjoy effortless access to everything Calgary has to offer. Located on the 5th floor of a solid concrete tower, this south-facing unit overlooks the building's courtyard, flooding the space with natural light all day long. Enjoy your enclosed solarium, perfect for a plant nook, extra storage, or a mini workout space—all while still having a fully outdoor balcony to soak in Calgary's long summer nights. Freshly painted with a spacious open-concept layout, this unit is read**

Inclusions:
Property Listed By: **none**
Coldwell Banker Mountain Central

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





