



THE
A-TEAM

**RE/MAX
FIRST**

924 14 Avenue #202, Calgary T2R0N7

MLS® #: **A2197358**

Area: **Beltline**

Listing Date: **02/27/25**

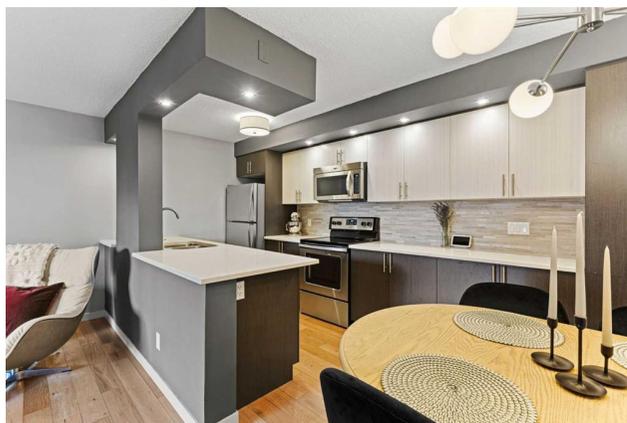
List Price: **\$269,900**

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: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

-0
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-High-Rise (5+)**

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: **Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
Int Feat: **No Smoking Home, Open Floorplan, Quartz Counters**
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: **\$686**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc: **8911258**

Remarks

Pub Rmks:

Welcome to this beautifully renovated 2-bedroom + den condo in the heart of the Beltline! This open-concept, 845 sq ft unit offers stylish inner-city living just steps from 17th Ave, coffee shops, restaurants, shopping, and parks. This unit comes with titled underground parking on the first level. Inside, you'll find a modern kitchen with sleek cabinetry, quartz countertops, stainless steel appliances, and an upgraded lighting fixture. The bright and airy living space flows into a dedicated dining area and leads to your private balcony. Both bedrooms are spacious and filled with natural light, while the versatile den makes a perfect home office, reading nook, or creative space. Enjoy top-tier amenities at Dorchester Square, including a gym, sauna, squash court, meeting room, party room with a billiard table, and a common laundry room conveniently close to the unit. Condo fees include heat and water. Experience the ultimate downtown lifestyle with everything at your doorstep. Walk to work, explore the vibrant Beltline community, and enjoy all that inner-city living has to offer!

Inclusions:

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Property Listed By:

2% Realty

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





