



THE
A-TEAM

**RE/MAX
FIRST**

126 14 Avenue #302, Calgary T2R 0L9

MLS® #: **A2197832**

Area: **Beltline**

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

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **913**
Low Sqft:
Ttl Sqft: **913**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Access:
Lot Feat:
Park Feat:

Heated Garage,Stall,Titled,Underground

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **None**

Construction: **Brick,Composite Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 11`10"
Dining Room	Main	11`10" x 8`3"
Walk-In Closet	Main	7`5" x 5`6"
Bedroom	Main	10`9" x 9`1"
Foyer	Main	7`7" x 4`0"
Balcony	Main	11`5" x 7`8"

Room	Level	Dimensions
Kitchen	Main	11`0" x 10`6"
Bedroom - Primary	Main	17`6" x 11`2"
4pc Ensuite bath	Main	9`0" x 4`11"
4pc Bathroom	Main	8`0" x 4`11"
Laundry	Main	9`7" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$602

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **9912839**

Remarks

Pub Rmks: **Welcome to the vibrant Beltline community— Located in the heart of Victoria Park, this area is a hub of activity, offering an unbeatable mix of shopping, dining, nightlife, and convenience. Just steps from 17th Avenue’s bustling bistros, boutique shops, and nightlife, and a short walk to the Saddledome, Stampede Park, and downtown Calgary, this location is perfect for young professionals, investors, or anyone seeking a dynamic inner-city lifestyle. With Stephen Avenue only 12 minutes away and easy access to the Victoria Park LRT station and bus routes, everything you need is within reach. Whether you’re grabbing coffee at a local café, enjoying a night out, or commuting to work, this location truly has it all. UNIT 302, a spacious 3rd-floor condo that combines affordability, functionality, and modern living. This 2-bedroom, 2-bathroom home is perfect for roommates, investors, or first-time buyers, thanks to its thoughtful layout and prime location. The open-concept kitchen has been upgraded with a stunning renovation, featuring new stainless steel appliances, plenty of cabinet and counter space, and a convenient eating bar. The bright, airy feel of the kitchen flows seamlessly into the large living room, which features a cozy gas fireplace—ideal for relaxing or entertaining. Both bedrooms are strategically placed on opposite sides of the condo, ensuring privacy and making it an excellent choice for roommates or guests. This sunny south-facing unit is filled with natural light and includes a good-sized deck with Duradek finishing, perfect for enjoying your morning coffee or unwinding after a long day. Additional features include in-suite laundry and a spacious storage room, adding practicality to this already well-designed space. For added convenience, this unit comes with heated underground parking, ensuring your vehicle is protected year-round. Book your showing today and experience the best of Beltline living!**

Inclusions: **BBQ**
Property Listed By: **eXp Realty**

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







