



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1001 14 Avenue #702, Calgary T2R 1L2**

MLS® #: **A2199584**

Area: **Beltline**

Listing Date: **03/07/25**

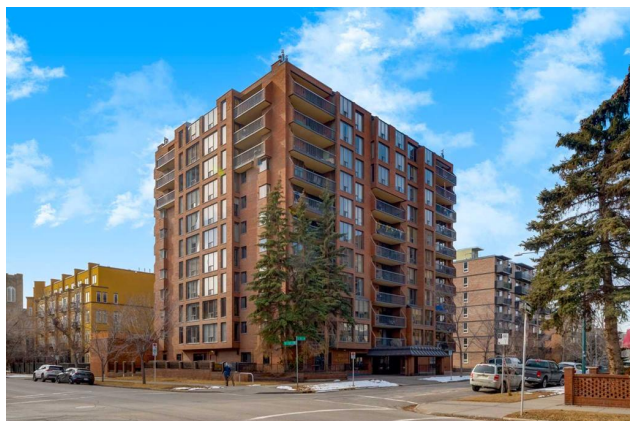
List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,316**  
Low Sqft:  
Ttl Sqft: **1,316**

DOM

**6**

Layout

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Parkade, Secured, Stall, Underground**

Utilities and Features

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

Construction: **Brick, Concrete**  
Flooring: **Hardwood, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Closet Organizers, Double Vanity, Elevator, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage**

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: **\$932**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc: **8210785**

Remarks

Pub Rmks: **Welcome home to your bright, beautifully updated condo located in the heart of the Beltline. This gorgeous, FULLY RENOVATED property blends contemporary style with the warmth and comfort of home. With a SW exposure, this CORNER UNIT has sunlight pouring in all day! The open-concept layout feels spacious and inviting, with a modern kitchen that flows seamlessly into the living area. You will love the beautiful engineered hardwood flooring, sleek cabinetry, stainless steel appliances, quartz countertops and CENTRAL A/C! The living room has a fully tiled feature wall with floating built-in cabinetry, and a stunning fireplace, making this the perfect place to relax or entertain. Step outside to your private patio, a great spot to soak in the sun or unwind after a long day. Down the hall, you will find a full in-suite LAUNDRY ROOM, 4-piece bathroom, storage/pantry and second bedroom with a Murphy Bed. French doors lead you into the Primary suite, where there is plenty of space for all your furniture, and is complete with 2 full closets. The ensuite is a true retreat, with a glass shower, deep soaker tub, and dual quartz vanity. And here's the best part: it's unbelievably quiet. This high-end, very desirable CONCRETE BUILDING offers exceptional peace and privacy, along with top-notch amenities. Residents enjoy a renovated party room, a fitness center, and the incredible "Sky Lounge" and outdoor patio—a rooftop escape with exceptional city views. Located in the vibrant neighbourhood of the Beltline, you're just steps from sought-after restaurants, coffee shops, parks, and transit—with downtown just a quick walk away. If you're looking for a stylish, sun-filled home in a quiet, prestigious building, this condo has it all. Book your showing today!**

Inclusions:  
Property Listed By: **Murphy bed, bar stools  
Real Broker**

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



