



THE
A-TEAM

**RE/MAX
FIRST**

1800 14A Street #210, Calgary T2T 6K3

MLS®#: **A2200116** Area: **Bankview** Listing **03/07/25** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **906**
 Low Sqft:
 Ttl Sqft: **906**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 10`2"	Kitchen	Main	13`1" x 7`5"
Dining Room	Main	11`8" x 7`4"	Laundry	Main	9`10" x 6`3"
Bedroom - Primary	Main	17`2" x 11`3"	Bedroom	Main	11`5" x 7`10"
3pc Ensuite bath	Main	12`7" x 5`8"	4pc Bathroom	Main	9`1" x 6`1"

Legal/Tax/Financial

Condo Fee: **\$600** Title: **Fee Simple** Zoning: **C-COR1**

Fee Freq:
Monthly

Legal Desc: **0213865**

Remarks

Pub Rmks: **Welcome to Bella Vista, a beautifully maintained and well-managed building just steps away from the vibrant energy of downtown & the many shops and restaurants of 17th Ave. This spacious 2-bedroom, 2-bathroom condo has been thoughtfully renovated and is ready to impress! The fully updated kitchen features sleek quartz countertops, stylish grey toned cabinetry, and plenty of prep space — perfect for cooking and entertaining which includes a brand new dishwasher & fridge. The open-concept design seamlessly flows from the kitchen into the living room, where a cozy gas fireplace and access to a huge balcony create a perfect spot to relax and take in the views. The primary suite boasts a double walk-through closet leading to a convenient 3-piece ensuite, while the second bedroom is just steps away from the 4-piece main bathroom. Additional highlights include in-suite laundry, plenty of storage, and an assigned, underground parking stall with additional storage. Within minutes to Richmond Elementary School, Mount Royal Junior High School as well as Western Canada High School. With an unbeatable location and modern updates throughout, this gem won't last long — book your showing today and make it yours!**

Inclusions:
Property Listed By: ***
RE/MAX iRealty Innovations**

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







