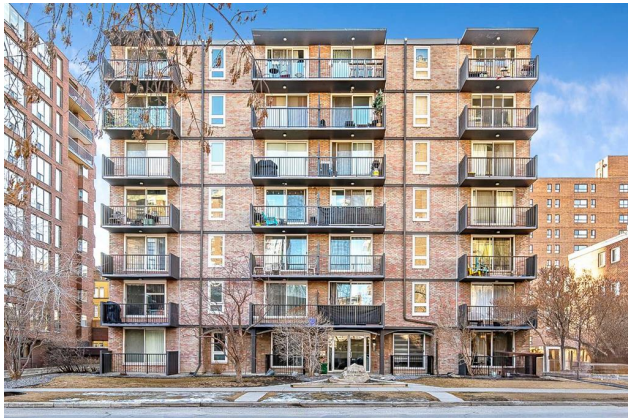


1015 14 Avenue #405, Calgary T2R 0N9

MLS® #: **A2200736** Area: **Beltline** Listing Date: **03/10/25** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **865**
 Low Sqft:
 Ttl Sqft: **865**

Assigned,Heated Garage,Stall,Underground

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Wall/Window Air Conditioner,Window Coverings**
 Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan**
 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: **\$721** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq: **Monthly**

Legal Desc: **8910415**

Remarks

Pub Rmks: **Discover urban living at its finest in this beautifully updated two-bedroom condominium situated in the heart of downtown Calgary. Just steps away from vibrant 17th Avenue, this south-facing home bathes in natural light throughout the day, creating a warm and inviting atmosphere. The location perfectly balances city convenience with comfortable living. Western Canada High School is within walking distance, and residents can easily access public transportation. The nearby Millennium Park offers a peaceful urban retreat, while local grocery stores provide everyday convenience. One assigned underground parking stall is included, with the possibility to rent additional spots. The comprehensive condo fees cover essential utilities including heat, water, sewer, and electricity, making budgeting straightforward. Pet lovers will appreciate that furry companions are welcome with condo board approval. Step outside your door to experience the best of urban living - trendy coffee shops, diverse dining options, local boutiques, and entertainment venues are all within easy reach. This home offers the perfect blend of modern comfort and downtown convenience, ideal for those seeking a dynamic city lifestyle!**

Inclusions: **Portable A/C Unit**
Property Listed By: **RE/MAX Landan Real Estate**

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



