



THE
A-TEAM

**RE/MAX
FIRST**

111 14 Avenue #305, Calgary T2G 4Z8

MLS® #: **A2201322**

Area: **Beltline**

Listing Date: **03/11/25**

List Price: **\$239,000**

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: **822**
Low Sqft:
Ttl Sqft: **822**

DOM

41

Layout

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

Access:
Lot Feat:
Park Feat:

Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`10" x 5`3"
Dining Room	Main	8`7" x 10`3"
Bedroom - Primary	Main	10`4" x 11`4"
Storage	Main	4`1" x 5`0"
Sunroom/Solarium	Main	5`6" x 9`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`3" x 9`9"
Living Room	Main	12`8" x 13`6"
Bedroom	Main	9`4" x 9`8"
4pc Bathroom	Main	4`11" x 8`10"
Balcony	Main	5`6" x 9`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$742

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc:

9611585

Remarks

Pub Rmks:

WHY RENT WHEN IT'S CHEAPER TO OWN? Time to move to The Richmond, a pet-friendly building in the heart of Beltline! Condo fee even includes electricity. This spacious 2-bedroom unit features an open-concept layout, a classic kitchen with stainless steel appliances, tile countertops, and a breakfast bar, plus a sun-filled living area that opens to both an enclosed sunroom and a private balcony—perfect for relaxing or entertaining. The unit offers two generous bedrooms, a well-appointed 4-piece bath, ample in-unit storage, and a dedicated underground heated parking stall. This building includes a common laundry room and a beautiful outdoor courtyard. With a Walk Score of 96 and a Bike Score of 94, you're steps from the C-Train, Saddledome, Stampede Grounds, MNP Sports Centre, 17th Ave, and 1st Street's vibrant shops and restaurants. The building is also Airbnb-approved, making it a great addition to a rental portfolio. Don't miss out, schedule your viewing today!

Inclusions:

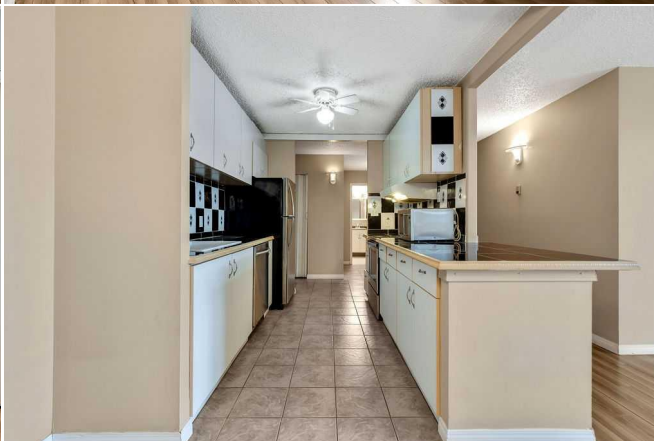
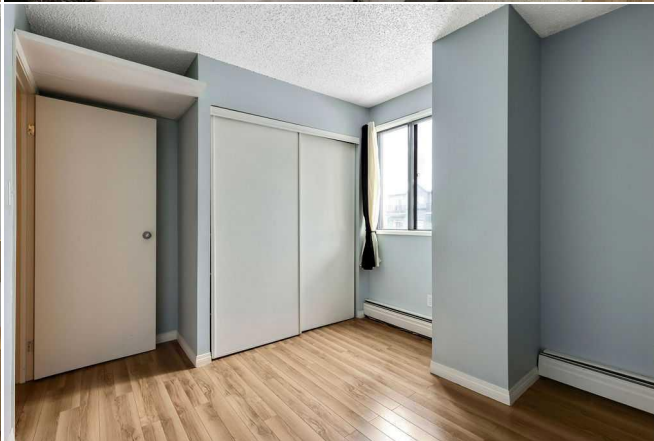
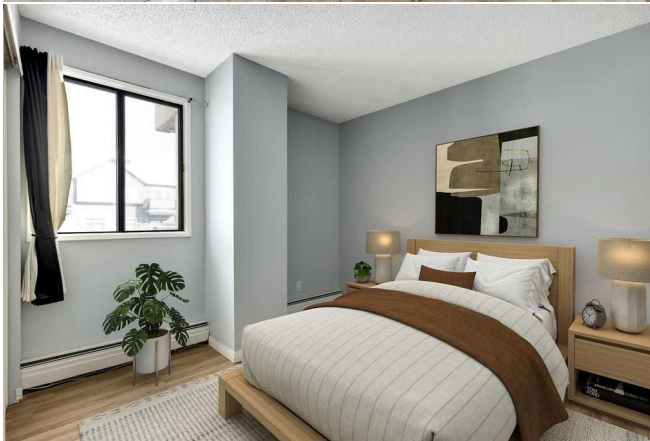
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Property Listed By:

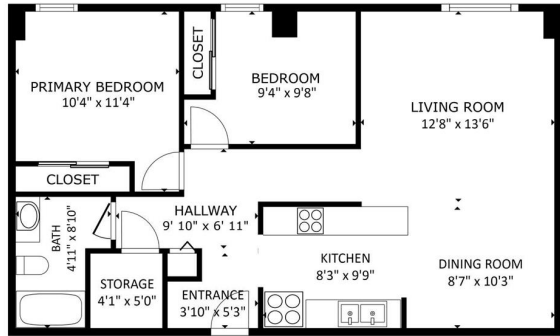
CIR Realty

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









MAIN LEVEL

GROSS AREA 305 111 14 Avenue SE - Calgary

MAIN LEVEL: 821.88 SqFt

TOTAL: 821.88 SqFt

(SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY)