



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1334 14 Avenue #306, Calgary T3C0W2**

MLS® #: **A2205909**

Area: **Beltline**

Listing Date: **03/28/25**

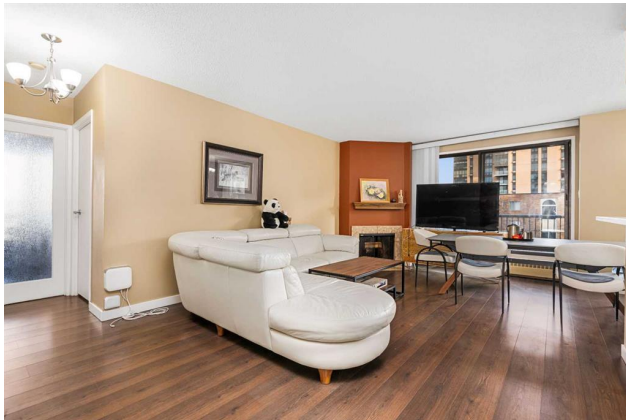
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **+\$900, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **907**  
Low Sqft:  
Ttl Sqft: **907**

DOM

**20**

Layout

Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Covered,Parkade,Secured,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Elevator,Walk-In Closet(s)**  
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: <b>\$772</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>CC-MH</b>	
Legal Desc:	<b>8110059</b>		<u>Remarks</u>		

Pub Rmks: **Welcome to Harcourt Estates, a healthy 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary's vibrant Beltline district. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW) you get the benefits of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room, (full-size Washer and Dryer), one assigned underground parking stall, plenty of street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options including 17th Ave. Investors look no further as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes, and LRT within walking distance.**

Inclusions: **Sideboard in Dining Room (2pc white w stone top)**  
Property Listed By: **CIR Realty**

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

