



THE
A-TEAM

**RE/MAX
FIRST**

632 14 Avenue, Calgary T2R 0M8

MLS®#: **A2207318**

Area: **Beltline**

Listing Date: **04/04/25**

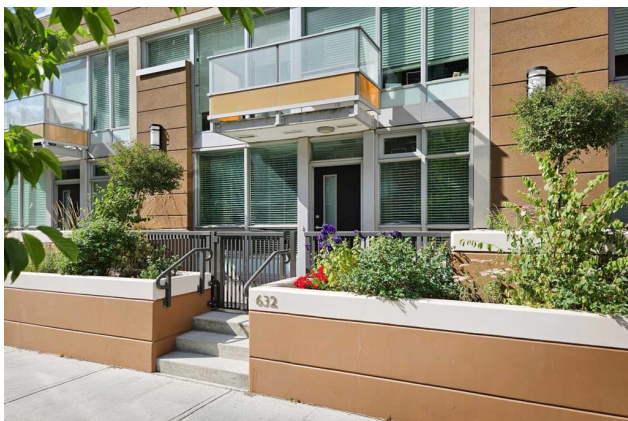
List Price: **\$349,800**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **572**
Low Sqft:
Ttl Sqft: **572**

Lot Information

Lot Sz Ar: **26,048 sqft**
Lot Shape:

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Metal Siding**
Flooring: **Carpet,See Remarks,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
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:
\$410

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

Zoning: **CC-MH**

Legal Desc: 1312515

Remarks

Pub Rmks: **Stylish downtown living and urban lifestyle. Terrific garden patio condo with upscale finishing; quartz counters, stainless steel appliances, new easy care vinyl flooring and new carpet in the bedroom. Fresh and clean home with light designer tones. Relax on a rare street level patio in quiet central Beltline location. Perfect choice to enjoy the eclectic urban hubs and entertainment districts in Mission, 17 Ave and 11 Ave. An easy stroll into downtown for work, to the Bow River walkways and even more restaurants and shops. Walk score 98! Pet owners will love the instant outdoor access with personal entrance door onto roomy, sunny south patio which is surprisingly private (especially when landscaping features are in season). Concierge service, air conditioning, expansive gym/yoga studio, guest suite, storage locker, huge bike storage, heated titled parking. You will leave the car in its spot more often by walking everywhere! Move in, exhale and then walk to your favorite activities and hangouts.**

Inclusions: **NA**
Property Listed By: **RE/MAX House of Real Estate**

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



