

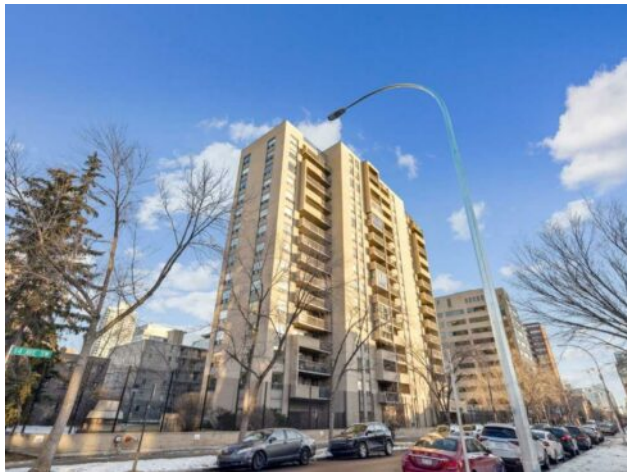


GRASSROOTS
REALTY GROUP

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1109, 924 14 Avenue SW
Calgary, Alberta

MLS # A2274716



\$195,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

MAKE SURE TO CHECK OUT THE 3D VIRTUAL TOUR FOR A FULL WALKTHROUGH South-facing 2-bedroom condo on the 11th floor of Dorchester Square in the Beltline. Concrete high-rise offering 876 sq. ft. with a bright, open living and dining area, galley-style kitchen, and a large in-suite storage room that works well as pantry space or for extra gear. The south-facing balcony brings in strong natural light and looks out over the neighbourhood rather than directly into another tower. Both bedrooms are well-proportioned with proper closets and share a full 4-piece bathroom. The unit features updated vinyl flooring in the living room, dining area, kitchen, and foyer, along with refreshed paint, updated light fixtures, and a newer dishwasher. Parking is a titled underground stall, providing year-round convenience. Dorchester Square is a full-amenity building with a fitness room and racquet court on the main floor, along with a sauna, games and party rooms, bike storage, common laundry facilities with an adjoining outdoor terrace, and a landscaped courtyard with gazebo. A practical, low-maintenance option for inner-city living. Located in the heart of the Beltline, one of Calgary's most walkable inner-city communities, you are steps from groceries, coffee shops, restaurants, fitness studios, and transit. A short walk connects you to 17th Avenue, Barb Scott Park, Lougheed House, and downtown offices.