



**504, 111 14 Avenue SE  
Calgary, Alberta**

**MLS # A2277187**



**\$199,500**

|                  |                                      |                               |
|------------------|--------------------------------------|-------------------------------|
| <b>Division:</b> | Beltline                             |                               |
| <b>Type:</b>     | Residential/High Rise (5+ stories)   |                               |
| <b>Style:</b>    | Apartment-Single Level Unit          |                               |
| <b>Size:</b>     | 558 sq.ft.                           | <b>Age:</b> 1981 (45 yrs old) |
| <b>Beds:</b>     | 1                                    | <b>Baths:</b> 1               |
| <b>Garage:</b>   | Assigned, Heated Garage, Underground |                               |
| <b>Lot Size:</b> | -                                    |                               |
| <b>Lot Feat:</b> | -                                    |                               |

|                    |                       |                   |        |
|--------------------|-----------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Linoleum, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                     | <b>Condo Fee:</b> | \$ 540 |
| <b>Basement:</b>   | -                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete       | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home       |                   |        |

**Inclusions:** All furniture as shown in the unit, Portable Air Conditioner Unit (As Is)

#504, 111 &ndash; 14 Avenue!! SELLER IS WILLING TO CONSIDER ALL REASONABLE OFFERS! This bright 5th-floor unit offers sunny south facing views along with an unbeatable location just steps from the Stampede Grounds, 17th Avenue, the C-Train, and all the amenities of downtown living. There is a good sized living room, functional kitchen, bedroom and bath plus brand new easy care laminate flooring throughout! There is an UNDERGROUND HEATED parking stall, ideal for keeping your vehicle warm during the cold winter months! Enjoy the unique sunroom, an inviting bonus space not included in the official square footage, perfect for relaxing or entertaining. The unit can also be sold fully furnished at no extra cost, making it truly move in ready. Whether you're a first time buyer, investor, or simply seeking a low-maintenance lifestyle, this condo is a smart choice. Take a stroll to nearby Lindsay Park or explore the countless shops, cafes, and restaurants in this vibrant community. Best of all, the condo fee includes heat, electricity and water, combining convenience and value in one outstanding package. Short Term Rental Application and Policy can be viewed under Supplements