



GRASSROOTS
REALTY GROUP

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1510, 924 14 Avenue SW
Calgary, Alberta

MLS # A2280107



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 826
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

A RARE FIND! Enjoy the choice location in the building with south and west Beltline views from this corner unit, located at the end of the hallway allowing for lots of privacy with only one neighboring common wall. The windows on 3 exterior walls bring in an abundance of natural light. The spacious 963 sqft floor plan features a large living room, fully size dining area, open kitchen, primary bedroom with 2 pc ensuite, 2nd bedroom perfect for home office or den, 4 pc bath and a storage room. Full size sliding doors open onto a large south exposure balcony, perfect for a BBQ and additional seasonal storage. Titled, underground parking stall #18. Dorchester Square is a concrete building with post tension cables - maintenance and engineer's reports available. Excellent building amenities: located on the 2nd floor is a social/games room with billiard table and a large well maintained common laundry room. The main floor has a fully equipped gym, women's sauna and a racquet court. Well managed building with on-site office and manager. Pet restrictions (cats ok, no dogs) and no short term rentals. Many long-time owners in the building which give the building a feeling of community.