



404, 111 14 Avenue SE
Calgary, Alberta

MLS # A2293661



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate

Roof: Tar/Gravel

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 533

LLD: -

Zoning: CC-MH Centre City Multi-R

Utilities: -

Inclusions: NA

Bright and affordable inner-city living in the heart of the Beltline perfect for owner or investor within the Richmond . This unbeatable location puts you within walking distance of the 17th Avenue entertainment and restaurant district, C-Train, Stampede Park, shopping, everyday amenities, and the Bow River and pathway system, perfect for an active urban lifestyle. This south-facing open plan 1-bedroom unit features laminate flooring throughout, bathroom, efficient kitchen with bonus island and portion of wall removed for better sight lines, stainless steel appliances and generous storage pantry. The sunroom (not included in the square footage) adds bonus flexible space, while the balcony overlooks a quiet private south courtyard. The building also offers an assigned underground parking stall, surface visitor parking, convenient main-floor laundry facilities (8 washers, 8 Dryers)and recently upgraded security and building access by way of Sticker for parkade, Fob, QR code, pin Code, and face recognition. Condo Fees include all utilities. Building is also pet and (max 50kgs)Air B&B Friendly, both subject to Board approval. For the Investor this is an excellent rental district, unit is currently Tenant Occupied (24 Hours Notice) at \$1,625.00 per month, Tenant under lease contract until August 31, 2026 however would Consider, vacating early or staying on with new owner investor.