



216, 111 14 Avenue SE  
Calgary, Alberta

MLS # A2142979



**\$300,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 785
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** See Agent Remarks

Discover urban living at its finest in The Richmond, an Airbnb-friendly building in Calgary's sought-after Beltline district. This freshly updated 2-bed, 1-bath southwest-facing corner unit offers a fantastic opportunity for homeowners and investors alike. This quiet unit, located next to the stairs, shares only a very short stretch of common wall with the neighbour. As you step inside, you find a bright and spacious living space with brand-new, top-of-the-line luxury vinyl plank floors throughout. The unit is complemented by an open dining room and a functional kitchen with new appliances, ideal for hosting gatherings or relaxing evenings at home. Kick back and catch some sun on the balcony, or unwind in the sunroom on those cool mountain evenings. Off the ample-sized primary bedroom, you'll find yet another private balcony. With easy access to amenities such as Stampede Park, Scotiabank Saddledome, and the vibrant shops and restaurants along 17th Avenue, you'll have everything you'd ever need at your fingertips. Commuters will appreciate the proximity to LRT stations and public transit, making daily travel a breeze. Whether you're looking to settle into a central location or seeking an investment property with Airbnb potential, this unit checks all the boxes. Building amenities include a welcoming lobby, party room, common area laundry room (unit is fitted for laundry as well), outdoor courtyard, and underground parking. Condo fees include all utilities. Don't miss your chance to own or invest in this prime Beltline property. Schedule your viewing today and experience the best of urban Calgary living!