



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 1014 14 Avenue SW
Calgary, Alberta

MLS # A2213112



\$399,100

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	506 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 519
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

****2 bed + 2 bath + 1000 square feet living space, with TWO ENTRANCES TO THE HOME. EACH floor with a bedroom, living, and bedroom. This victorian style townhouse has been updated to fit a modern downtown lifestyle, Samsung Black stainless steel appliances, Wifi Compatable Washer/Dryer, Nest Thermostat, Motion sensor lights, are only some of the features of this home. Being an end unit with 3 entrances and 2 living areas your guests can come and go with ease. The upstairs living room boasts a beautiful tile covered fire place and wet bar with marble herringbone tile and Waterfall quartz counter top. With 1 bed and 1 bath on each level it is an ideal layout for renters. You also have a shared Detached garage with 1 assigned spot, 2 street permits as well as 2 visitor parking permits. The hot water tank and furnace were recently upgraded.**