

**309, 924 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240936**

**\$249,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 873 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                        | <b>Condo Fee:</b> | \$ 690 |
| <b>Basement:</b>   | -                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                          | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

VACANT- RENOVATED, EXCELENT 2 BED ROOM CONDO NEAR DOWN TOWN & 17TH AVE WITH SOUTH BALCONY. DOUBLE FRENCH DOORS TO 2ND BED SHOWS EXTREMELY WELL. NEW PAINT, NEW FLOORING, NEW LIGHTS AND ALL NEW APPLIANCES. CLOSEBY SCHOOLS, SHOPING, 17TH AVE RESTAURANTS, DOWNTOWN. UNIT HAVE 1 UNDERGROUND TITLED PARKING.