



## 111 14 Avenue Calgary Alberta

\$274,900

Welcome to this AirBnB-friendly condo located on the East-side of the Beltline that offers the perfect affordable option for first time buyers and is fully move-in ready or it can be updated to your personal taste with the savings offered at this incredible price. This spacious 2 bedroom, 1 bathroom condo is located on the third floor of a quiet concrete building and features 822 square feet and beautiful views of the Calgary Tower and downtown skyline. The galley-style kitchen offers stainless steel appliances, ample cabinetry and counter space, and a breakfast bar and overlooks the dining and living area - making it the perfect space for entertaining friends and family. The primary and secondary bedrooms each offer plenty of storage with double closets featuring built-ins, along with great views of downtown. Enjoy the warmer months in your unique enclosed sun-room that is perfect for a seasonal office space or a secondary dining area. The sun-room leads to your balcony that offers ample room for a barbecue. Completing this unit is a spacious storage room for your convenience that could have in-suite laundry added to it (with board approval). Additional features include an assigned underground parking space and reasonable condo fees that include all utilities (heat, water, & electricity). Ideally situated in the heart of downtown, this property is just steps from the Stampede Grounds, the Saddledome, and the amenity-rich First Street. Access around the city is made easy with quick access to the Stampede LRT station and McLeod Trail. Don't miss out on this incredible investment opportunity! (id:6769)

Living room 13.58 Ft x 13.42 Ft

Dining room 10.33 Ft x 8.50 Ft

Kitchen 10.08 Ft x 8.58 Ft

Primary Bedroom 11.42 Ft x 12.67 Ft

Bedroom 11.92 Ft x 9.33 Ft

4pc Bathroom 6.67 Ft x 9.00 Ft

Storage 4.58 Ft x 4.92 Ft

Sunroom 9.25 Ft x 5.67 Ft

Listing Presented By:



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REALTY

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