



## 111 14 Avenue Calgary Alberta

\$300,000

AIRBNB friendly with in suite laundry! A beautiful 2 bed/1 bath condo on the 4th floor of The Richmond, featuring a SOUTH-facing balcony with an enclosed SUNROOM/SOLARIUM. Step into a modernized kitchen showcasing sleek white cabinetry, stone countertops, a new backsplash, and upgraded appliances. The expansive open-concept living and dining area offers ample space for relaxation and entertainment, with sliding doors leading to your private solarium, perfect for soaking up natural light year-round. The covered balcony provides a serene outdoor retreat with views of mature trees. Both bedrooms are equipped with spacious closets, and the bathroom offers generous storage and counter space. Additional conveniences include in-suite laundry and a hallway closet for extra storage. The unit comes with an assigned UNDERGROUND PARKING stall. The location is unbeatable, just steps from the C-TRAIN station, Saddledome, and the vibrant shops, restaurants, and cafes along 1st St and 17th Ave SW. Condo fees cover Electricity! (id:6769)

Living room 13.42 Ft x 12.67 Ft

Kitchen 9.33 Ft x 8.25 Ft

Dining room 9.58 Ft x 9.17 Ft

Primary Bedroom 11.17 Ft x 10.42 Ft

Bedroom 9.75 Ft x 9.33 Ft

Foyer 5.25 Ft x 3.75 Ft

Sunroom 9.25 Ft x 5.50 Ft

Laundry room 4.92 Ft x 4.67 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.allcalgarylistings.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca