



## 924 14 Avenue Calgary Alberta

\$249,000

Welcome to this sunny south-facing 875 sq.ft., TWO bedroom condo, perfectly situated just steps from trendy cafes, shops and all that downtown has to offer. Located in Dorchester Square, this spacious unit has 2 generously sized bedrooms & an open-concept living & dining area, ideal for entertaining. The galley kitchen has stainless steel appliances, while the south-facing balcony offers the perfect spot to relax & soak up the sun. Storage is a breeze with a huge in-suite storage room, & titled underground parking adds convenience. Dorchester Square offers great amenities - fitness center, social room (for your larger gatherings), billiards room, indoor squash court, gym, recreation room, beautifully landscaped outdoor courtyard & a 2nd floor patio for socializing or relaxing. The unit is conveniently located on the 2nd floor, providing easy access to the large common laundry room. This condo has been successfully operated as a furnished rental for many years (no Airbnb allowed), and furnishings can be included, making it a turnkey opportunity for an investor or someone seeking a hassle-free move-in experience. This is a great opportunity to own in a vibrant downtown location, with great amenities. (id:6769)

4pc Bathroom 4.83 Ft x 7.83 Ft

Bedroom 14.58 Ft x 9.33 Ft

Dining room 7.92 Ft x 10.67 Ft

Kitchen 7.33 Ft x 8.42 Ft

Living room 15.92 Ft x 12.00 Ft

Primary Bedroom 14.58 Ft x 11.75 Ft

Listing Presented By:



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