



GRASSROOTS
REALTY GROUP

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210, 111 14 Avenue SE
Calgary, Alberta

MLS # A2318097



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 742

LLD: -

Zoning: CC-MHX

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage

Inclusions: Wall Bed and shelving in 2nd bedroom; shelving in storage and glass shelf by front door

You can have it ALL for a reasonable price!!! Fabulous downtown condo - 2 bedroom/1 bath with Renovations done over the years. Most outstanding is the KITCHEN!! CLASSIC, CUSTOM built 10 years ago and lovingly cared for!! Quartz counters, functional, pull out drawers and exceptional Kenmore stainless steel appliances featuring convection microwave/hood fan and double ovens in electric stove; glass tile backsplash; stainless steel double sink and pullout tap all highlighted with recessed and track lighting!! Super CLEAN, OPEN floor plan, SPACIOUS, sunny and well laid out HOME! The Lino, carpet and paint were all done about 14 years ago and still - lots of life left!! Primary bedroom has custom built closet with organizers and drawers!! The bathroom was updated 2 years ago with a new vanity, toilet and sink! Spare room has a wall bed/desk for work or company - fun! Blooming flower boxes encourage you to stay awhile and enjoy your south facing sunroom with coffee or your favourite drink! The shades come down to help you stay cool in the heat!! Underground parking and walking distance to downtown make this a perfect place to live! Must be seen to be appreciated....