



GRASSROOTS
REALTY GROUP

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601, 812 14 Avenue SW
Calgary, Alberta

MLS # A2330414



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Dry Bar, Elevator, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 698
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: Garage key fob, window coverings.

WELCOME TO THE MANHATTAN FLOOR PLAN (MOST POPULAR) at the EIGHTWELVE building in the Beltline, just blocks to the downtown core, CITY OF CALGARY APPROVED AIR BNB BUILDING!! 2 BEDROOM OPEN FLOORPLAN, with a south facing balcony & BBQ, lots of natural light. THE ULTIMATE DOG LOVERS INNER CITY CONDO BUILDING WITH A PRIVATE DOG RUN!! The 812 is a remarkable condo conversion. A very unique opportunity, resale units in this building are rarely ever listed on the MLS. Concrete building, high end contemporary finishing, stainless appliances, granite counters, solid wood doors, custom plank & ceramic tile flooring, no carpet, solid wood custom cabinets, upgraded tap, lighting and hardware fixtures. In-suite laundry & storage, titled covered/heated & street permit parking. Common rooftop furnished BBQ patio area with city skyline views. Common workout room, and owners lounge. CMHC INSURED building with low 5% down payment option. Shows 10/10, no expense spared, recently painted, beautiful common areas, hallways and front entrance. Book your private showing today. VALUE PRICED FOR A QUICK SALE at \$299,900. Amazing central Beltline location off 17th Ave, 100 WALK SCORE, too many amenities in the area to mention, #601 812 14th Ave SW. QUICK POSSESSION POSSIBLE, CONDO FEES INCLUDE HEAT AND WATER!! 861 SQFT (builders size).