



GRASSROOTS
REALTY GROUP

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412, 111 14 Avenue SE
Calgary, Alberta

MLS # A2331204



\$224,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Storage		

Inclusions:	N/A
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Welcome to Unit #412 in The Richmond! Freshly painted throughout in modern tones, this beautifully updated home is totally move-in ready and right in the heart of the Beltline. The bright interior features beautiful vinyl flooring across a smart, open layout that feels surprisingly spacious. You will love cooking in the updated kitchen, which comes complete with sleek high-gloss grey cabinets, quartz countertops with a convenient breakfast bar, a stainless steel backsplash, and modern appliances. The kitchen opens right into a large dining and living area, giving you plenty of room to cook, relax, or hang out with friends. Sunlight pours into the south-facing enclosed sunroom, which steps out onto your own open-air balcony—a great spot for grilling or catching a breeze. Both bedrooms are comfortable and well-sized, nicely rounded out by a full bath and a super handy extra storage room right inside the suite. To top it off, you get your own warm, secure underground parking space to make winter mornings easy. The Richmond is a great building with friendly features like a welcoming lobby, a social party room, a quiet outdoor courtyard, shared laundry facilities, and extra parking for your guests. One of the absolute best perks here is that your condo fees cover heat, water, AND electricity, making your monthly budget completely stress-free. Pets are also welcome here with board approval! Situated just blocks from awesome restaurants, neighborhood cafes, shops, and transit, this bright and tidy condo offers a comfortable, convenient lifestyle in one of Calgary's best downtown communities.