

206, 924 14 Avenue SW
Calgary, Alberta

MLS # A2182336



\$249,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	876 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Everything in the unit is negotiable/included. It was used as a furnished rental. Move-in ready.

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.