

305, 111 14 Avenue SE  
Calgary, Alberta

MLS # A2201322



**\$239,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 742
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

WHY RENT WHEN IT'S CHEAPER TO OWN? Time to move to The Richmond, a pet-friendly building in the heart of Beltline! Condo fee even includes electricity. This spacious 2-bedroom unit features an open-concept layout, a classic kitchen with stainless steel appliances and tile countertops, and a breakfast bar, plus a sun-filled living area that opens to both an enclosed sunroom and a private balcony—perfect for relaxing or entertaining. The unit offers two generous bedrooms, a well-appointed 4-piece bath, ample in-unit storage, and a dedicated underground heated parking stall. This building includes a common laundry room and a beautiful outdoor courtyard. With a Walk Score of 96 and a Bike Score of 94, you're steps from the C-Train, Saddledome, Stampede Grounds, MNP Sports Centre, 17th Ave, and 1st Street's vibrant shops and restaurants. The building is also Airbnb-approved, making it a great addition to a rental portfolio. Don't miss out, schedule your viewing today!