

**102, 1014 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213112**



**\$399,100**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** N/A

**\*\*2 bed + 2 bath + 1000 square feet living space, with TWO ENTRANCES TO THE HOME. EACH floor with a bedroom, living, and bedroom. This victorian style townhouse has been updated to fit a modern downtown lifestyle, Samsung Black stainless steel appliances, Wifi Compatable Washer/Dryer, Nest Thermostat, Motion sensor lights, are only some of the features of this home. Being an end unit with 3 entrances and 2 living areas your guests can come and go with ease. The upstairs living room boasts a beautiful tile covered fire place and wet bar with marble herringbone tile and Waterfall quartz counter top. With 1 bed and 1 bath on each level it is an ideal layout for renters. You also have a shared Detached garage with 1 assigned spot, 2 street permits as well as 2 visitor parking permits. The hot water tank and furnace were recently upgraded.**