

**906, 733 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2246170**



**\$252,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	644 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 571
<b>LLD:</b>	-
<b>Zoning:</b>	CC-MH
<b>Utilities:</b>	-

**Inclusions:** none

Bright and spotlessly clean. This newly painted apartment is on the 9th floor and features floor to ceiling windows and south facing balcony. Flooring is engineered oak hardwood, counters are granite, and extensive kitchen cabinetry, wine rack, and built-in dining room buffet. Stainless steel appliances, microwave/hoodfan, fully tiled, bath, new electrical plugs, and in-suite laundry (with 2 in 1 washer and dryer). Secure building with two elevators, fitness room, bike storage, storage locker, and party room. Condo fees include electricity as well as heat. Nice location only 1/2 block to Beaulieu Garden park and of course walking distance to all the restaurants and downtown. Well worth viewing 906, 733 14 Ave SW.