

**804, 924 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2205648**



**\$299,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees		

**Heating:** Baseboard, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** Tar/Gravel

**Basement:** None

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Elevator, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 773

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** NONE

Great value of this corner unit in Dorchester Square over 975sqft with a South balcony of DT views! Welcome to this 2 bedroom unit in the heart of Beltline within walking distance to shopping & restaurants of 17Ave, Schools, parks and transit. Features a bright sunny living room with LVP flooring through out, this condo offers an functional kitchen with oak cabinets, good sized dinning room, 2 extra large bedrooms, contemporary 4 pieces main bathroom and a storage room! Master has East & South window which floods the room with lots of natural lights, and also comes with a 2 piece ensuite for convenience. Spacious 2nd bedroom can also accommodate a king size bed. Alone with the unit is a titled underground parking stall! Dorchester Square is a well-managed concrete building which includes a fitness center with squash courts, a social/games room, and a large laundry room! Move-in to enjoy this comfortable urban condo life today!