703, 812 14 Avenue SW
Calgary, Alberta

MLS # A2208794

$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	759 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	2	**Baths:**	1
Garage:	Covered, Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt/Gravel	**Condo Fee:**	$ 612
Basement:	None	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks

Inclusions: None

WELCOME TO THE PH03 PENTHOUSE AT THE EIGHTWELVE in the Beltline, just blocks to the downtown core!! This large 830 sqft (builders size), (759 sqft RMS) two bedroom luxury condo has UNOBSTRUCTED CITY SKYLINE VIEWS, with a north facing balcony with BBQ. THE ULTIMATE DOG LOVERS INNER CITY CONDO BUILDING WITH A PRIVATE DOG RUN!! Lots of natural light. The 812 is a remarkable condo conversion, completed in 2009. A very unique opportunity, resale units in this building are rarely ever listed on the MLS. LEGAL AIR BNB property with board approval. Concrete building, high end contemporary finishing, stainless appliances, granite counters, solid wood doors, custom hardwood flooring, solid wood custom cabinets, upgraded tap, lighting and hardware fixtures. In-suite laundry & storage, titled covered/heated & street permit parking. Common rooftop furnished BBQ patio area with skyline views. Common workout room, and owner lounge. CMHC INSURED building with low 5% down payment option. Shows 10/10, no expense spared, recently painted, beautiful common areas, hallways and front entrance. Book your private showing today. PRICED FOR A QUICK SALE, INNER CITY PRICES ARE GOING UP!! Value priced at $299,900. Amazing central Beltline location off 17th Ave, 100 walk score, too many amenities in the area to mention, #703 812 14th Ave SW. Vacant and available for quick possession, CONDO FEES INCLUDE HEAT AND WATER!!