

102, 812 14 Avenue SW  
Calgary, Alberta

MLS # A2176485



**\$269,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities		

**Inclusions:** Window coverings

WELCOME TO THE EAU CLAIR-2 FLOORPLAN at the 812 Building in the Beltline, just blocks to the downtown core!! This large 826 sqft (builders size) two bedroom luxury condo has a south facing balcony with BBQ. 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 parking, PET FRIENDLY, rooftop patio, front private glass panel patio, workout room, and owner lounge. CMHC INSURED building with as low as 5% down payment. Shows 10/10, no expense spared, beautiful common areas, hallways and front entrance. Book your private showing today. Value priced at \$269,900. 100 walk score, amazing location just off 17th Ave in the heart of the Beltline, #102 812 14th Ave SW. Vacant and available for quick possession.