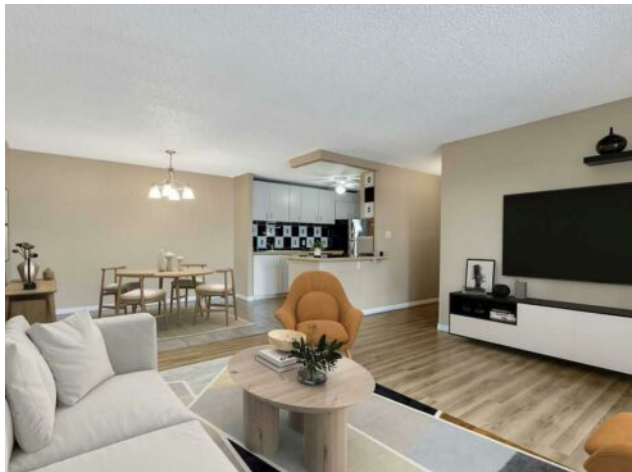


305, 111 14 Avenue SE  
Calgary, Alberta

MLS # A2201322



\$239,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	none		

WHY RENT WHEN IT’S CHEAPER TO OWN? Time to move to The Richmond, a pet-friendly building in the heart of Beltline! Condo fee even includes electricity. This spacious 2-bedroom unit features an open-concept layout, a classic kitchen with stainless steel appliances, tile countertops, and a breakfast bar, plus a sun-filled living area that opens to both an enclosed sunroom and a private balcony&mdash;perfect for relaxing or entertaining. The unit offers two generous bedrooms, a well-appointed 4-piece bath, ample in-unit storage, and a dedicated underground heated parking stall. This building includes a common laundry room and a beautiful outdoor courtyard. With a Walk Score of 96 and a Bike Score of 94, you’re steps from the C-Train, Saddledome, Stampede Grounds, MNP Sports Centre, 17th Ave, and 1st Street’s vibrant shops and restaurants. The building is also Airbnb-approved, making it a great addition to a rental portfolio. Don’t miss out, schedule your viewing today!