

**207, 924 14 Avenue SW  
Calgary, Alberta**

**MLS # A2280103**

**\$229,900**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 826
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Opportunity knocks at #207. This popular floor plan is a rare find with windows facing south, west and north, is only found on the four corners of the building! Located at the end of the hallway allowing for lots of privacy with only one neighboring common wall. Three exterior walls have windows bringing in an abundance of natural light. The spacious 963 sqft floor plan features a large living room, fully size dining area, open kitchen with upgraded cabinets, primary bedroom with 2 pc ensuite, 2nd bedroom which can be used as an office or den, 4 pc bathroom and a storage room. Full size sliding doors open onto a large south exposure balcony, perfect for a BBQ and additional seasonal storage. Titled underground parking stall #36. Long-term tenants (23 years) would like to stay if possible, currently a month-to-month tenancy. Dorchester Square is a concrete building with post tension cables - maintenance and engineer's reports available. Excellent building amenities: located on the same floor as 207 is a social/games room with billiard table and a large well maintained common laundry room. The main floor has a fully equipped gym, women's sauna and a racquet court. Well managed building with on-site office and manager. Pet restrictions (cats ok, no dogs) and no short term rentals. Many long-time owners in the building which give the building a feeling of community.