

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
mail: rphaneuf@rlfoothills.com

Rooms: **6**
Bedrooms: **2**
Bathrooms: **2**
Taxes: **(09) \$2123**
Parking Taxes: **(09) \$100**

Address: **#306, 1828 – 14 Street S.W.**

District: **Lower Mount Royal**
Number: **C010**
Condo Plan: **0412256 Unit 46**
Parking Plan: **0412256 Unit 74**

Complex: **Greystones**
Home Size: **1181 sq. ft.**
109.8 sq. m.
Reg. Size: **109.8 sq. m.**
Style: **Apartment**
Year Built: **2004**

Possession: **Jan. 4, 2010**
Heat: **Infloor heating**
Floor Finish: **Ceramic, Carpet**
Ext. Finish: **Stucco, Stone**
Balcony: **East & South**

Price: **\$399,000**
Dwnpmt: **\$399,000**
Mortgage: **To be Ported**

Bathroom: **4 pce,**
5 pce ensuite
Parking: **1 Titled**
Heated
Underground
Storage: **Assigned**

Living Room: **(M) 16' x 13'**
Dining Room: **(M) 10' x 9'10"**
Kitchen: **(M) 10' x 8'**
Mstr Bedroom: **(M) 12' x 9'6"**
Bedroom: **(M) 9' x 10'**
Den: **(M) 9'10" x 8'**

Condo Fees **\$465.00**
(Includes)
C/A main: **yes**
Insurance: **yes**
Management: **yes**
Water/Sewer: **yes**
Heat: **yes**
Reserve fund: **yes**

Included in Price: *Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Hoodfan*
Exclude: *Three Stained Glass Windows*

Special Features: *180 DEGREE UNOBSTRUCTED VIEW OF DOWNTOWN! NINE FOOT CEILINGS! DESIGNER TOUCHES THROUGHOUT! Soak in this amazing downtown view from your balcony and the living areas of this lovely unit. The nine foot ceilings and the walls of windows create a very open and spacious feel while allowing you to take in the breath taking view of the city centre. This condo has been designed for entertaining using the Great-Room concept as planned. This home has it all...designer inspired ultra modern kitchen with stainless steel appliances, a monochrome-look backsplash, an abundance of cherry-stained maple cabinetry...thick slabs of granite and an extended counter creating a casual eating area. The two bedrooms are both generously sized, with the master bedroom offering a 5-piece en-suite finished to the same high quality. The second bedroom and bath is located as though in a private wing of the condo creating significant privacy from your guests. The den offers a multi-use purpose, Exercize room or Office ... you decide. We also have an underground, heated, titled parking stall, and additional on-site storage. The complex is ideally located steps from 17th Avenue Shops and Restaurants and a short distance to Marda Loop. The condominium association is professionally managed by MCM Property Management Ltd. Please feel free to contact Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for a virtual tour and more information.*