



GRASSROOTS
REALTY GROUP

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101, 1309 14 Avenue SW
Calgary, Alberta

MLS # A2219880



\$199,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	563 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: 4 Bar stools, 2 Garden Planters, 2 Garden Benches, other deck furniture

Great time to get into the market with this 1 bed 1 bath condo in TRENDY Beltline. Just in from 14st and a few blocks from 17th Ave. Close to shops & restaurants. Great walkability factor. Main floor, corner unit, facing 14th Ave with a gated front patio to add to your outdoor living space. Very functional design with everything you need. Kitchen with seating for 4 at the peninsula. Plenty of cabinetry and pot drawers. Living room is cozy with room for a small desk. Washer is tucked away inside the closet which is also great in suite storage or pantry! Nice size bedroom and 4 piece bath. There is a storage cage (#4) in the basement along with bike storage and an assigned parking stall (#4) in the back of the building. Recently a security gate has been added for ease of mind. View this Property TODAY and Live here Tomorrow! Immediate possession!