



GRASSROOTS
REALTY GROUP

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505, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2224317



\$339,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	997 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Soaking Tub		

Inclusions: N/A

Discover the perfect blend of comfort, style, and location in this beautifully updated 2-bedroom condo, ideally situated in one of the city's most desirable buildings. With nearly 1,000 square feet of thoughtfully designed living space, this home offers an open-concept layout that seamlessly connects the spacious living and dining areas. Recent upgrades include a custom California closet in the hallway, new custom window coverings/blinds, new luxury vinyl plank flooring and fresh paint throughout, creating a modern, move-in-ready space. The kitchen is a standout, featuring ceiling-height cabinetry, sleek new countertops, a stylish backsplash, and a convenient breakfast bar. The generously sized primary bedroom includes a newly renovated 2-piece ensuite, while the second bedroom—also updated—offers flexibility for guests, a home office, or a roommate. Both bedrooms include large closets/built-ins. A full 4-piece bathroom and in-suite laundry add to the everyday convenience. Step outside to a large, north-facing deck—ideal for morning coffee or evening relaxation. The unit also boasts in-suite storage, plus additional storage near the underground parking area. One secure, heated underground parking stall is included. Located just steps from Connaught Park's off-leash area, trendy shops on 11th Street, and all the amenities of 17th Avenue, this pet-friendly, quiet concrete building is exceptionally well managed. This is a rare opportunity to own a stylish, well-appointed home in a prime location.