



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

408, 111 14 Avenue SE  
Calgary, Alberta

MLS # A2226393



**\$209,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 547
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: none

Welcome to this sunny 1 bedroom, 1-bathroom, end unit condo in the heart of Beltline—one of Calgary's most vibrant inner-city neighborhoods! Airbnb available and pet friendly building, making this the perfect investment opportunity to capitalize on the city's thriving tourism scene or secure an incredible urban home. Enjoy breathtaking views from your south and east facing balcony and sun-room. Situated in a prime inner-city location, you're just steps from the Saddledome, Stampede Grounds, LRT station, and the upcoming Events Centre. With a Walk Score of 96 and Bike Score of 94, you'll enjoy effortless access to everything Calgary has to offer. Located on the 4th floor of a solid concrete tower, this south-facing unit overlooks the building's courtyard, flooding the space with natural light all day long. Park your vehicle in the secured, heated underground parking stall on those cold winter days. Don't miss out and book your showing today! Currently rented at \$1,600/mth, will be vacant July 1, 2025