

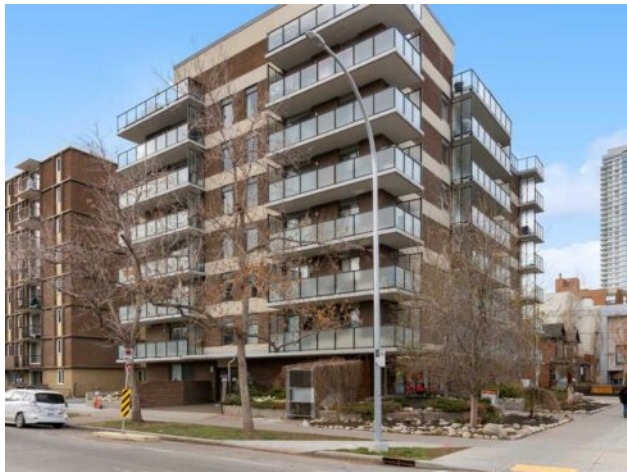


GRASSROOTS
REALTY GROUP

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401, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2232598



\$275,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 974 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 788 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | CC-MHX |
| Foundation: | - | Utilities: | - |
| Features: | Chandelier, Closet Organizers, French Door, Storage | | |

Inclusions: None

Live in the heart of it all with this stunning corner-unit condo in Calgary's vibrant Beltline district! With 2 bedrooms, 1.5 baths, and nearly 1,000 sqft of beautifully updated space, this home is perfect for anyone craving an urban lifestyle without sacrificing comfort. Take the brand new elevator up, and inside, you'll love the new distressed maple engineered hardwood, the brand new fridge, and the expansive open-concept living and dining areas that bask in sunny south-facing light. Step outside to your wrap-around balcony and take in the awesome views—the perfect spot for morning coffee or evening unwinding. The primary suite is oversized and welcoming, while the second bedroom adds flexibility for guests, a roommate, or a stylish home office. And let's talk location: this is where the Beltline shines. You're steps from some of Calgary's best restaurants, bars, coffee shops, and local boutiques—whether you're grabbing sushi, craft beer, or a latte, it's all within walking distance. Grocery store? Just a stroll away. C-Train? A few blocks. Your car might collect dust, but don't worry—it comes with underground parking too. Pet lover? This building is truly pet-friendly, with no weight restrictions for dogs and an off-leash park just across the street. Your furry friend will love it as much as you do. Condo fees include everything except electricity, keeping your bills simple and stress-free. If you're looking for space, light, style, and the ultimate walkable lifestyle with a view, this is the one. Come see it for yourself—you won't want to leave.