



GRASSROOTS
REALTY GROUP

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1004, 1020 14 Avenue SW
Calgary, Alberta

MLS # A2232808



\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,110 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 999
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

A rare opportunity to own a bright, spacious corner in a concrete building with just four units per floor, in one of Calgary's most vibrant and walkable communities. This building offers privacy and peace of mind and a quiet residential atmosphere that's protected by a no short-term rental policy. Inside, you'll find over 1,100 square feet of open-concept living, bathed in natural light streaming through large windows and anchored by a charming wood-burning fireplace with gas lighter—perfect for cozy evenings at home. Step out onto your massive wrap-around balcony and take in sweeping views of downtown Calgary and the western skyline. The functional layout features two generously sized bedrooms, including a king-sized primary retreat with a HUGE walk-in closet and a full private ensuite bathroom—a rare feature. The second bedroom offers flexibility for guests or a home office, and the in-suite laundry room with storage adds extra convenience. Bristol Manor offers secure, heated underground parking with stalls large enough to accommodate personal storage sheds (with board approval), a secure bike storage room on the main level, and recently refurbished elevators. You'll also enjoy access to a full range of amenities, including a fitness room, dry sauna, social/games room, and a sun-soaked rooftop patio with spectacular views—ideal for entertaining or relaxing in the summer months. Set on a quiet street in the heart of Calgary's Beltline, this location is truly unbeatable. You're just steps from Barb Scott Park (complete with a winter skating rink), Tomkins Park, and the shops, restaurants, and energy of 17th Avenue SW. With a Walk Score of 99, transit, groceries, green space, and entertainment are all within easy reach. Pet-friendly (up to two pets, no more than 26 lbs each), this is a rare

chance to own in a sought-after building where comfort, location, and lifestyle come together. Schedule your private showing today!