



**GRASSROOTS**  
REALTY GROUP

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423, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2237847



**\$339,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom condo in the heart of Victoria Park, located in the sought-after Polo Terrace building. This bright 4th-floor unit offers a smart, open-concept layout, perfect for both comfortable living and entertaining. Enjoy the warmth and ambiance of the corner gas fireplace in the spacious living room, or step outside onto your sunny south-facing balcony&mdash;ideal for morning coffee or evening relaxation. The 9-foot ceilings enhance the airy feel, while large windows allow natural light to flood the space. The kitchen features ample cabinetry, a breakfast bar, and easy-to-clean ceramic tile flooring. The large primary bedroom boasts a walk-through closet and a private 4-piece ensuite. A second well-sized bedroom and full bathroom offer flexibility for guests, a roommate, or a home office. The living room is thoughtfully positioned between the two bedrooms to enhance privacy for all occupants. Additional highlights include in-suite laundry and storage, two titled and heated underground parking stalls, and an extra-large private storage locker in the basement. Polo Terrace is ideally located within walking distance to C-Train stations, 17th Avenue shops and restaurants, the Talisman Centre, grocery stores, cafes, and more. With a Walk Score of 95, this vibrant downtown lifestyle can be yours. This property shows 10/10&mdash;don't miss out on this incredible opportunity to own a spacious, upgraded condo offering unbeatable value and convenience. Please explore the 3D virtual tour link to learn more.