



**GRASSROOTS**  
REALTY GROUP

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415, 1025 14 Avenue SW  
Calgary, Alberta

MLS # A2242865



**\$195,000**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	1964 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 410
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to Ellendale, a charming residence just a 5-minute stroll from the buzz of 17th Avenue! Tucked away on a quiet, tree-lined one-way street in Calgary's vibrant Beltline, this bright and airy 1-bedroom, 1-bathroom condo offers just over 500 sq ft of thoughtfully designed living space — ideal for first-time buyers, investors, or those looking to downsize. Step into a freshly painted interior complemented by brand-new countertops, a spacious layout that soaks up natural sunlight, and a large bedroom featuring generous closet space. The open-concept kitchen boasts a peninsula that seats three comfortably — perfect for morning coffee or casual entertaining. The living area opens to your private balcony through sliding patio doors, adding a sunny extension to your living space. You'll also enjoy the added convenience of in-suite laundry and an assigned parking stall at the rear of the building. This is urban living at its best — just minutes from shops, restaurants, nightlife, and everything downtown Calgary has to offer. Don't miss your chance to own this stylish Beltline gem!