



**GRASSROOTS**  
REALTY GROUP

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111, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2243303



**\$319,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,002 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

What a great location for this large well kept 2 bedroom 2 bathroom apartment. Wide open and bright~ 9 foot ceilings, large windows throughout, recessed lighting and newer paint keep this unit shining. The kitchen is large with loads of counterspace and white cabinets plus SS appliances. There's a handy breakfast bar for those quick meals and a good sized dining area too which can hold any sized dining room furniture. Overlooking the kitchen leads to a massive living room with a cozy corner gas fireplace~ perfect for those cold winter nights watching the Flames games! The two bedrooms are separated on each side. The Master bedroom is absolutely huge! Tons of space for bed, dressers and sitting area! There is a his n her walk through closet that leads into the full 4 pce ensuite as well. On the other side you will find a good sized spare bedroom and another full 4 pce bathroom. Just off the living room there is a super private and functional den/office~ loaded with bright windows with new flooring and paint as well~ would be a great home office!! This large unit also has a laundry/storage room with full size stacker washer/dryer. Titled underground parking stall is included~ the stall number is #214. Fantastic location~ steps to the Saddledome, 17th ave, all shopping and restaurants you will ever need.