



GRASSROOTS
REALTY GROUP

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401, 340 14 Avenue SW
Calgary, Alberta

MLS # A2251729



\$228,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 736
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Freshly painted in a modern neutral palette, this 2 bedroom Beltline condo offers incredible potential in an amenity-rich building. Large south-facing windows and balcony flood the living space with natural light, creating an inviting atmosphere ready to be personalized. The functional galley kitchen connects easily to the dining area and spacious living room, while the primary bedroom easily accommodates a king-sized bed and the second bedroom provides great flexibility for guests, a home office or hobbies. A full 4-piece bathroom and in-suite storage with condo board approval for laundry conversion add everyday convenience. Enjoy year-round amenities including a heated indoor pool, fitness facility and sauna, plus secure underground heated parking. Set in a solid concrete building just steps to the downtown core, C-Train, shopping, cafes, Western Canada High School, Memorial Park and the library, this is an ideal opportunity to live in the heart of Calgary with endless lifestyle options at your doorstep!