

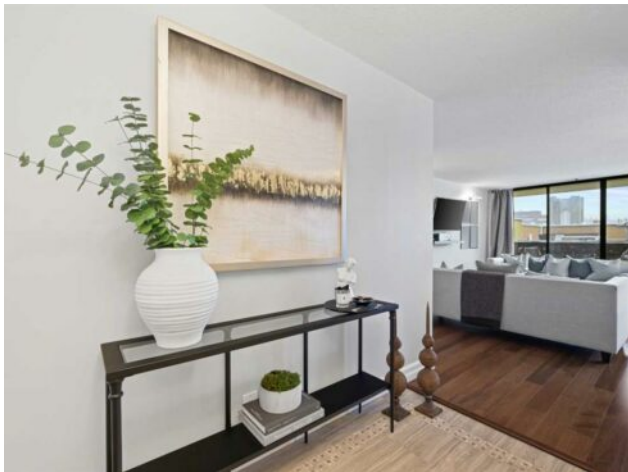


GRASSROOTS
REALTY GROUP

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601, 1001 14 Avenue SW
Calgary, Alberta

MLS # A2252791



\$443,850

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,165 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover your new home in this spacious, over 1,100-square-foot condo. Filled with natural light, this thoughtfully designed unit offers views from a large, south-facing balcony—the perfect spot for your morning coffee or evening glass of wine. The building is well-managed with a substantial reserve fund, providing peace of mind for future homeowners. Key Features of the Unit Parking & Security: The unit includes a secure, heated indoor parking stall (#59) with a convenient car wash bay and ample outdoor visitor parking. Modern Kitchen: A recently renovated kitchen boasts sleek stainless steel appliances, a stylish wine bar area, and a central island that's perfect for hosting. Open Concept Living: The living room and dining area flow seamlessly together, creating an inviting space that extends onto the expansive balcony. Primary Suite: The generously sized primary bedroom features a luxurious 4-piece ensuite with a deep soaker tub, a separate shower, a large vanity, and dual closets for all your storage needs. Second Bedroom: The second bedroom is spacious, offering plenty of closet space, making it ideal for guests, a roommate, or a home office. In-unit Laundry: A dedicated laundry room with additional storage and a 3-piece bathroom adds convenience and functionality. Building Amenities & Location Enjoy a variety of building amenities, including a fitness room and a stunning rooftop patio with a solarium lounge and terraces—all offering incredible city views. Located just a short walk from vibrant 17th Avenue, you'll have easy access to some of the city's best restaurants, boutique shops, and trendy cafes. This is more than a home; it's a lifestyle. Don't miss your chance to experience it.