



GRASSROOTS
REALTY GROUP

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401, 317 14 Avenue SW
Calgary, Alberta

MLS # A2253071



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	622 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

STYLISH 1 BEDROOM CONDO | URBAN LIVING AT ITS BEST | NESTLED IN THE HEART OF INNER-CITY | UNOBSTRUCTED & PANORAMIC VIEWS OF DOWNTOWN | Ideally located in the inner-city Beltline, this condo is just mere minutes from 17th Ave, Mission and the Downtown core…this location couldn't be better! With 620 sq ft of bright, functional living space, this home features a private balcony with city views, assigned surface parking, and a titled storage locker — everything needed for convenient & effortless urban living. This charming condo offers a vibrant urban living experience characterized by a mix of trendy amenities, a strong sense of community, and proximity to both downtown and the Elbow River. It's known for its walkability, diverse dining scene, and access to parks and pathways, making it very desirable. Situated on the 3rd floor of this well maintained concrete building, this unit is bright & open, with terrific views of the city skyline!! Featuring 1 bedroom & 1 bathroom, this condo is an inviting space with a modern edge…it is cozy, chic & effortlessly livable. With hardwood & tile flooring throughout, the interior feels clean and refreshed. The kitchen offers surprising storage, stainless steel fridge, and great counter space — ideal for everyday cooking or entertaining. The open-concept living room is flooded with natural light and gives easy access to your balcony for morning coffee or evening unwinding. Tucked away in the corner for privacy, the spacious primary bedroom includes a generous closet. You’ll also love the full 4-piece bathroom and the bonus in-suite laundry/storage room conveniently located near the entry. This is the terrific home for anyone seeking a quiet retreat in a vibrant downtown setting…enjoy being steps to the bustling activity on 4th Street and 17th Avenue that are both

host to amazing restaurants, trendy pubs, hidden-gem boutiques & an abundance of quaint local shops! This Beltline condo would make for a terrific investment or the perfect place to call home…it is a walker’s & biker’s paradise with a score of 98 & 96 respectively…virtually everything just out your doorstep!