



**GRASSROOTS**  
REALTY GROUP

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703, 340 14 Avenue SW  
Calgary, Alberta

MLS # A2254720



**\$244,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	445 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Quartz Counters, Recreation Facilities		

Inclusions:	None
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Discover modern living in this beautifully renovated 1-bedroom apartment in the heart of the Beltline that perfectly combines comfort, style, and convenience. Enjoy the extensive updates throughout, including a sleek, contemporary kitchen featuring quartz countertops. The spacious bedroom offers plenty of room to relax, while the open living area is bathed in natural light from south-facing windows and a private balcony. In-suite laundry provides everyday ease. As part of a well-maintained building residents enjoy access to premium amenities, including a refreshing pool (perfect for unwinding after a long day), as well as secure underground parking that ensures security and peace of mind. Don't miss this opportunity to live in a thoughtfully updated home that blends modern finishes with bright, airy charm.