



GRASSROOTS
REALTY GROUP

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1408, 924 14 Avenue SW
Calgary, Alberta

MLS # A2254776



\$229,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage, Track Lighting		
Inclusions:	Key Fob (2)		

Welcome to this bright and spacious 14th-floor condo in the heart of Calgary's vibrant Beltline community! Featuring 2 bedrooms and 1 bathroom, this home offers an open layout with plenty of natural light, a spacious in-unit storage room, and a south-facing balcony where you can soak in stunning city views. The functional floor plan makes everyday living comfortable, whether you're entertaining guests or enjoying a quiet evening at home. This condo is an excellent opportunity for first-time buyers or a smart investment property. This well-maintained building comes loaded with amenities including a fitness facility, racquet courts, party room, billiard room, outdoor courtyard, coin laundry, bicycle storage, and a titled underground parking stall for your convenience. Located in one of Calgary's most walkable neighbourhoods, Beltline is known for its lively mix of restaurants, coffee shops, boutique shopping, and nightlife. With easy access to parks, the Stampede Grounds, and downtown, you'll love the convenience and energy of urban living right at your doorstep.