



GRASSROOTS
REALTY GROUP

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604, 605 14 Avenue SW
Calgary, Alberta

MLS # A2257504



\$299,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Step into this 2 bedroom TOP FLOOR CORNER UNIT in the heart of the Beltline, and enjoy top floor living with great downtown views. The Avenue is a concrete, quiet building in the heart of the Beltline, and this unit has in-suite laundry. The entire unit has been freshly painted and has newer high quality carpet, and features 833 square feet of living space. The balcony affords wonderful downtown views and extends the living space, providing generous light during the day and a downtown light show at night. A well laid out kitchen with a breakfast bar adjoins the dining room. The living room is open to both the dining room and the kitchen, creating a functional and open floor plan. Two spacious bedrooms with good sized windows are nicely located affording privacy and a quiet location in the unit. A 4-piece bath, and separate and defined front entry complete the floor plan. This unit comes with one assigned parking stall, and an assigned storage locker. This is a fantastic opportunity to live in or invest in a rental property, in the premier location of the building. The Avenue is within walking distance to downtown, all the amenities of 17th Avenue, and offers the quiet enjoyment of an adult only, concrete building.