



GRASSROOTS
REALTY GROUP

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505, 1001 14 Avenue SW
Calgary, Alberta

MLS # A2257757



\$439,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,291 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 932
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Cozart - 2 Bedrooms, 2 Full Bathrooms. A well-managed, concrete building in Calgary's Beltline, just a few blocks from vibrant 17th Avenue's restaurants, shops, and cafés. This north-facing corner home, just shy of 1,300 sq. ft., offers an airy open concept that seamlessly connects the living room, dining room, U-shaped kitchen, a versatile nook (currently used as an office), and a balcony to wind down. The spacious, highly functional kitchen impresses with generous storage, quartz counters, a sligranit double-bowl sink, an island, and updated appliances including an induction stove. The king-sized primary suite is filled with natural light and features a generous closet and a beautiful 4-piece ensuite with double vanity, walk-in shower, and standalone tub. Primary suite is prepped for a TV with a cable & power outlet on the wall. The second bedroom easily fits a queen and has a large closet, with a 3-piece bath conveniently located across the hall. Thoughtful storage is everywhere, walk-in pantry, linen closet, in-suite laundry with cabinets and a coat rack—plus assigned main-floor storage. Contemporary finishes throughout include quartz counters, laminate flooring, stylish tile, and fresh paint. Parking is a breeze with assigned underground heated parking. Building amenities include a fitness room, party room, sky room, and car wash bay. Don't miss your opportunity to call this bright, spacious 2-bed/2-bath corner condo home. Schedule your private viewing today.