



GRASSROOTS
REALTY GROUP

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403, 1334 14 Avenue SW
Calgary, Alberta

MLS # A2257904



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Off Street		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

You will be captivated by this spacious and bright one-bedroom home in the desirable Beltline. Unlike most comparable units, this large floor plan offers a truly impressive amount of space, perfect for entertaining or a quiet night in. The impeccably maintained home features a beautifully updated kitchen with granite countertops and stainless steel appliances. The massive primary bedroom will easily hold all of your furniture, and a large walk-in closet provides plenty of storage. You'll love the sunny south-facing balcony, which offers a perfect place to relax while overlooking the vibrant city. Additional features include a dedicated dining area with floor to ceiling mirrors, in-suite laundry, a separate storage locker, and a dedicated covered parking stall to protect your car from the elements. This home is situated in a quiet, well-managed concrete building with a healthy reserve fund. With heat and water included in your condo fees, inner-city living has never been easier. Located just three blocks from trendy 17th Avenue, you'll be able to walk to all of the area's best restaurants, shops, and coffee spots.