



GRASSROOTS
REALTY GROUP

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305, 924 14 Avenue SW
Calgary, Alberta

MLS # A2258140



\$209,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Priced to Sell!! Experience vibrant downtown Beltline living in this spacious and bright 2-bedroom, 1-bathroom condo located on the 3rd floor of a well-managed concrete building. The open-concept layout is complemented by large south-facing windows, filling the living room and both bedrooms with sunshine throughout the day. The unit features a functional kitchen and a 4-piece bathroom, both with easy-to-maintain tile flooring. Well-kept and move-in ready, this home is ideal for both investors and owner-occupiers alike. Enjoy fantastic building amenities including on-site bike storage, a fitness center, squash courts, sauna, event space, and most importantly—a titled, heated underground parking stall. Located just minutes from 17th Avenue's popular restaurants, shops, and parks, with easy access to the C-Train and downtown core. An added bonus: this address falls within the catchment area for the prestigious Western Canada High School. Don't miss this opportunity to own in a prime location that perfectly balances urban convenience with everyday comfort!