



GRASSROOTS
REALTY GROUP

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803, 1414 5 Street SW
Calgary, Alberta

MLS # A2261141



\$330,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| 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: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 657 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Soaking Tub | | |

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| Inclusions: | Shelving |
|-------------|----------|

Welcome to this beautifully maintained condo in the heart of Calgary's vibrant Beltline community. Offering over 850 sq ft of stylish living space, this bright and spacious unit features 2 bedrooms, 1 full bathroom, and an assigned, secure underground parking stall. Enjoy stunning, unobstructed south-facing views through large windows that flood the home with natural light. The open-concept layout is enhanced by sleek laminate flooring and a modern kitchen complete with white cabinetry, wood countertops, stainless steel appliances, and a convenient breakfast bar, perfect for everyday living. Step through the sliding doors off the dining area to your private balcony, an ideal spot for summer lounging or morning coffee. Both bedrooms are generously sized, each with ample closet space. A full 4-piece bathroom and in-suite laundry add to the comfort and functionality of this thoughtfully designed home. Located just steps from some of Calgary's best restaurants, coffee shops, shopping, and public transit, this condo offers the ultimate inner-city lifestyle. Whether you're a first-time buyer or looking for a great investment opportunity, this unit delivers exceptional value in one of the city's most sought-after neighborhoods. Don't miss out - book your private showing today!