



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

305, 605 14 Avenue SW  
Calgary, Alberta

MLS # A2261852



**\$269,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 837 sq.ft.                         | Age:   | 1968 (57 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Carport, Stall           |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard   | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank   | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 645 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete   | Zoning:    | CC-MH  |
| Foundation: | -   | Utilities: | -      |
| Features:   | Closet Organizers, Elevator, No Smoking Home, Pantry, Quartz Counters |            |        |

**Inclusions:** window coverings, closet organizers

PRICED to SELL. Experience modern comfort and urban convenience in this beautifully updated 2-bedroom condo at The Avenue. Recently renovated and thoughtfully maintained, this home showcases a brand-new custom kitchen with ample cabinetry, high-end vinyl flooring throughout, and a fully refreshed bathroom—offering both style and low-maintenance living. Large windows fill the space with natural light, creating a bright and inviting atmosphere. Step onto your private balcony overlooking a quiet, tree-lined street—the perfect spot for morning coffee or evening BBQs. Just steps from vibrant 17th Avenue SW, you’ll have Calgary’s best restaurants, cafés, shops, and nightlife right at your doorstep. The building offers adult living (21+), no post tension cables, short-term rental potential, assigned parking, bedrooms that can fit a King bed, and separate storage for added convenience. The building is currently Airbnb and pet friendly with board approval. Whether you’re a first-time buyer, busy professional, or simply seeking a lock-and-leave lifestyle, Unit 305 delivers modern updates in an unbeatable location.