



GRASSROOTS
REALTY GROUP

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305, 605 14 Avenue SW
Calgary, Alberta

MLS # A2261852

\$289,000



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

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, caf  s, shops, and nightlife right at your doorstep. The building offers adult living (21+), short-term rental potential, assigned parking, and separate storage for added convenience. 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.