

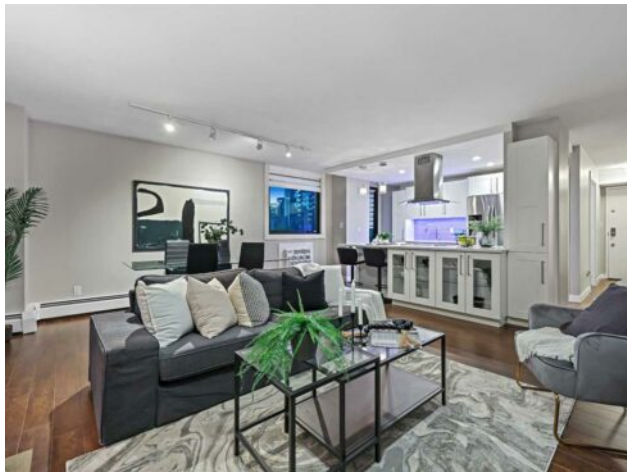


GRASSROOTS
REALTY GROUP

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404, 215 14 Avenue SW
Calgary, Alberta

MLS # A2263700



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Wall mounts

Welcome to Fontaineblue Estates - no, not the one in Vegas, its right here in YYC! This 2 bedroom 2 bathroom open concept condo is exactly what you have been looking for. This corner unit extremely spacious, and has a functional open concept floorplan with over 920 square feet of living space AND a WRAP AROUND BALCONY with beautiful downtown views. The secondary bedroom has a murphy bed which is so convenient, you can use this spacious room however you see fit. The Primary bedroom is huge, easily fits a king bedroom set, and has a beautiful en- suite attached to it with a massive glass walk in shower. The open concept unit has a lovely living room, separate area for a dining room, a beautiful wood burning fireplace, but the true show stopper is the incredible chefs kitchen. From the stone counters to the range hood, to the island with built in storage features throughout, this kitchen is a dream. This unit has massive windows allowing tons of natural light in, and 2 balcony doors to enjoy downtown views from your wrap around balcony. This secure building has undergone all its needed maintenance from the balconies, to the doors and windows - its ready for you! The location here is PRIME, across from a beautiful park, tennis courts and First street food hall, and is a walk away from amazing restaurants and shops.