



**GRASSROOTS**  
REALTY GROUP

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903, 733 14 Avenue SW  
Calgary, Alberta

MLS # A2264276



**\$289,000**

|           |                                          |        |                   |
|-----------|------------------------------------------|--------|-------------------|
| Division: | Beltline                                 |        |                   |
| Type:     | Residential/High Rise (5+ stories)       |        |                   |
| Style:    | Apartment-Single Level Unit              |        |                   |
| Size:     | 817 sq.ft.                               | Age:   | 1967 (58 yrs old) |
| Beds:     | 2                                        | Baths: | 1                 |
| Garage:   | Assigned, Off Street, Parking Pad, Stall |        |                   |
| Lot Size: | -                                        |        |                   |
| Lot Feat: | -                                        |        |                   |

|             |                                                        |            |        |
|-------------|--------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                 | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood, See Remarks            | Sewer:     | -      |
| Roof:       | -                                                      | Condo Fee: | \$ 734 |
| Basement:   | -                                                      | LLD:       | -      |
| Exterior:   | Brick, Concrete                                        | Zoning:    | CC-MH  |
| Foundation: | -                                                      | Utilities: | -      |
| Features:   | Elevator, Granite Counters, See Remarks, Vinyl Windows |            |        |

**Inclusions:** Keys and Fobs

New Price! Vibrant location! Come home to a spacious two bedroom condo with great views of downtown and Beaulieu Gardens. Turn key, recently upgraded with fresh paint and engineered hardwood flooring, close to great boutiques, restaurants and pathways! Open concept great for entertaining, the kitchen showcases granite counters and stainless steel appliance package and overlooks dining and living room with an expansive balcony. (A couple photos have been virtually staged). This stylish bright condo offers lots of storage with both in-suite laundry and common laundry. This concrete building offers twin elevators, exercise room, social room, separate storage and designated parking. Well managed with heat and electricity included in condo fees and is a pet friendly building (with board approval). Rarely found, the building has a large fenced in grass yard with seating. No post tension, no age restrictions! Come home desired Beltline, flexible possession!