



**1109, 924 14 Avenue SW  
Calgary, Alberta**

**MLS # A2274716**



**\$189,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

\*MAKE SURE TO CHECK OUT THE 3D VIRTUAL TOUR FOR A FULL WALKTHROUGH\* South-facing 2-bedroom condo on the 11th floor of Dorchester Square in the Beltline. Concrete high-rise offering 876 sq. ft. with a bright, open living and dining area, galley-style kitchen, and a large in-suite storage room that works well as pantry space or for extra gear. The south-facing balcony brings in strong natural light and looks out over the neighbourhood rather than directly into another tower. Both bedrooms are well-proportioned with proper closets and share a full 4-piece bathroom. The unit features updated vinyl flooring in the living room, dining area, kitchen, and foyer, along with refreshed paint, updated light fixtures, and a newer dishwasher. Parking is a titled underground stall, providing year-round convenience. Dorchester Square is a full-amenity building with a fitness room and racquet court on the main floor, along with a sauna, games and party rooms, bike storage, common laundry facilities with an adjoining outdoor terrace, and a landscaped courtyard with gazebo. A practical, low-maintenance option for inner-city living. Located in the heart of the Beltline, one of Calgary's most walkable inner-city communities, you are steps from groceries, coffee shops, restaurants, fitness studios, and transit. A short walk connects you to 17th Avenue, Barb Scott Park, Lougheed House, and downtown offices.