



**GRASSROOTS**  
REALTY GROUP

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

416, 1029 14 Avenue SW  
Calgary, Alberta

MLS # A2278203



**\$219,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	510 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Stone Counters, Storage		

Inclusions: N/A

This beautifully maintained one-bedroom, one-bathroom condo is perfectly positioned on 14th Avenue in the heart of downtown Calgary. Located in a quiet and private, self-managed low-rise boutique style building. Well cared for exterior and renovated, bright common areas, this property stands out for its quality and condition. The unit itself is in excellent shape and features a cozy fireplace, in-suite laundry, bright southwest-facing balcony that captures incredible afternoon sunlight. As a top floor corner unit, it offers added privacy and natural light, making the space feel open and inviting. Steps from shopping, restaurants, work, and all the conveniences of inner-city living, this is a fantastic opportunity for first-time buyers, investors, or urban professionals. Outstanding value in a prime location you must see for yourself before claiming it for your own!