



**GRASSROOTS**  
REALTY GROUP

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101, 1124 14 Avenue SW  
Calgary, Alberta

MLS # A2279420



**\$550,000**

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 623
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

(C/S) - OPEN HOUSE CANCELLED... WELCOME TO BARCLAY ESTATE - This bright and spacious END UNIT TOWNHOME offers a quiet and comfortable inner-city setting in the heart of the BELTLINE. Thoughtfully laid out and exceptionally WELL CARED FOR. Blending warmth, functionality, and livability throughout. The main level features natural HARDWOOD FLOORS and a WOOD-BURNING FIREPLACE and plenty of windows allowing natural light to shine into the main living space. Passing through, you'll enter your dining area ideal for hosting groups of all sizes. The kitchen is both stylish and practical, complete with MATCHING STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and ample cabinetry. A POWDER ROOM adds to everyday convenience while maintaining a clean, cohesive flow. Upstairs, two generously sized bedrooms are complemented by a RECENTLY RENOVATED ENSUITE BATHROOM blending style, space, and elegance. The upstairs closet has been transformed into an impressive and highly functional LAUNDRY ROOM, right next to the two main bedrooms. HIGH-END GRABER BLINDS ARE IN PLACE THROUGHOUT the home providing enhanced comfort, privacy, and visual appeal. The lower level offers a flexible bonus space ideal for a HOME OFFICE, GYM, OR 3RD BEDROOM. You will love your OVERSIZED SINGLE ATTACHED GARAGE, complete with a built-in storage system and lounge area. This home also features CENTRAL AIR CONDITIONING for year-round enjoyment. It truly has it all! Same owners since 2004, this home has been EXCEPTIONALLY WELL-MAINTAINED AND CONSISTENTLY UPDATED TO MODERN STANDARDS, all while preserving the CHARACTER AND CHARM of the home. Enjoy a PRIVATE FRONT PATIO, beautifully landscaped courtyards, and a

walkable lifestyle just steps from parks, off-leash areas, transit, and the shops and restaurants of 17TH AVENUE, with downtown only minutes away. This gorgeous INNER-CITY TOWNHOME offers a strong sense of community and LONG-TERM VALUE. Located within a highly sought-after + well-managed complex with several large exterior renovations recently completed. With just 28 UNITS in the complex, homes rarely become available (1&ndash;2 per year). OPEN HOUSE this Saturday, Jan 24th at Noon.