



404, 537 14 Avenue SW  
Calgary, Alberta

MLS # A2279636



**\$275,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 839
<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>	No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage		

**Inclusions:** TV with wall mount in living room

Wonderful and spacious 2-bedroom apartment in a prime Beltline location! Enjoy close proximity to all amenities with quick possession available. The freshly painted interior offers a bright, welcoming feel throughout. Bamboo hardwood floors adorn the hallway and living spaces! The kitchen features ample cupboard and counter space along with a stainless steel appliance package. Both bedrooms are generously sized, providing comfortable living without compromise. The primary bedroom includes direct access to an impressive 22-foot balcony, which also connects to the living room&mdash;perfect for relaxing or entertaining. This unit includes heated underground parking and additional storage&mdash;a rare and valuable bonus not offered in all units. Enjoy summer on the amazing roof top patio! Perfect for BBQ's, gardening and entertaining while overlooking the glorious landscape of the inner city! Ideally located with quick access to 17th Avenue, shopping, restaurants, pubs, grocery stores, transit routes, parks, and schools. A fantastic opportunity in one of the city's most sought-after communities! **SELLER IS OFFERING 3 MONTHS PAID CONDO FEES!**