



**604, 537 14 Avenue SW
Calgary, Alberta**

MLS # A2280828



\$279,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 839
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Experience inner-city living at its finest in this beautifully renovated condo offering breathtaking city views. Thoughtfully updated with the urban executive in mind, this residence showcases a sleek, modern design throughout. The kitchen is a standout, featuring quartz countertops, upgraded stainless steel appliances, a stylish upgraded faucet, and newer cabinetry that seamlessly flows into a spacious dining area—perfect for hosting. The generously sized living room is warm and inviting, highlighted by hardwood flooring, a natural gas fireplace, and patio doors that open to the outdoors, creating an ideal space for both relaxing and entertaining. This home offers two large bedrooms, including a spacious primary retreat complete with a walk-in closet featuring custom built-ins and direct access to the impressive 22-foot oversized balcony. The fully renovated four-piece bathroom is finished with a contemporary vanity and modern touches. Additional conveniences include a large in-suite storage room with washer and dryer, knockdown ceilings, updated lighting, and fresh paint throughout. Residents also enjoy access to a spectacular rooftop patio with panoramic 360-degree city views. The parking stall is exceptionally well-located as an end space, offering ample clearance and accommodating oversized vehicles. Lovingly maintained and move-in ready, this exceptional condo is truly a rare find. Need additional parking? Possibility to rent additional stalls. Call today to book your private viewing of this inner-city gem. This is a pet friendly building, both cats and dogs welcome!