



**GRASSROOTS**  
REALTY GROUP

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503, 1234 14 Avenue SW  
Calgary, Alberta

MLS # A2281812



**\$315,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions: None

Welcome to Sterling Place. This updated 984 sq ft corner unit is located in popular Beltline. This 2 bedroom 1 bath unit is a great plan and features hardwood flooring throughout the living, kitchen and dining room. Both the primary and second bedroom are super spacious and nice and bright. Enjoy the eating bar that overlooks the living and dining rooms. You will love the patio doors leading out to north facing balcony with downtown views. The in suite Laundry is an added bonus. This 5th floor condo also comes with titled underground parking(#11), common bike storage room and assigned storage(#22). This is a great location just steps away from restaurants, pubs, coffee shops, shopping, dog park, transit and all the amenities of 17 Avenue. Book your showing today, you wont be disappointed!