



401, 537 14 Avenue SW  
Calgary, Alberta

MLS # A2283566



**\$280,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<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>	French Door, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Medicine Cabinet In Bathroom, 2 Shelves in Den

Walk to 17th Avenue, the Stampede Grounds and C-Train, river pathways, cafes, dog parks, and some of Calgary's best restaurants from this beautifully updated 2-bedroom condo in the heart of the Beltline. Located on a quiet residential street just steps from Lougheed House and its beautiful park, this bright and airy unit offers the perfect blend of urban convenience and comfortable living. Inside, you'll find newer luxury vinyl plank flooring throughout, a spacious living room with a sleek gas fireplace, and wide sliding doors leading to an oversized balcony that fills the space with natural light and creates the perfect spot to relax or entertain. The updated kitchen features quartz countertops, contemporary cabinetry, newer appliances, and plenty of storage, with room for a full dining table. The generous primary bedroom easily fits a king-size bed and includes private balcony access, while the second bedroom with double French doors works perfectly as a guest room, home office, or flex space. An updated 4-piece bathroom with marble vanity, along with convenient in-suite laundry and storage, completes the home. Residents also enjoy a rooftop patio ideal for summer evenings and an on-site sauna for relaxing after a winter walk. With parks, restaurants, groceries, and Calgary's best inner-city amenities all within walking distance, this is Beltline living at its best.