401, 537 14 Avenue SW
Calgary, Alberta

MLS # A2283566

$280,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	915 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 839
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-

Features: French Door, Open Floorplan, Quartz Counters, See Remarks

Inclusions: NA

Welcome to this fabulously updated 2 bed/1 bath unit in the heart of the Beltline, just a skip the beautiful Lougheed House, and an easy walk to 17th Ave! Situated in a mature neighbourhood & well managed building, you'll appreciate the bright & airy space with newer luxury vinyl plank throughout. The kitchen features ample storage in the contemporary cabinetry, quartz counters and newer appliances, and loads of room for a good size table in the dining room. The large living area features a gorgeous gas fireplace with smooth facade, and wide slider doors to the huge balcony, flooding the room with light, and ideal for entertaining friends & family. The generous primary bedroom has plenty of room for a king size bed and a private door to access the balcony. The second bedroom is also good sized and features double French doors bring in loads of light. The updated 4 pc bath, with updated vanity & marble counter and in unit laundry/storage complete the tour. The roof top community patio is perfect for relaxing on warm summer evenings. Or enjoy a well deserved sauna in the building after a cold winter walk. The building is ideally situated in a residential area, with parks & playgrounds nearby, and is an easy walk to 17th Ave with fantastic restaurants, shops & grocery. Book your showing today!