



**202, 733 14 Avenue SW
Calgary, Alberta**

MLS # A2286492



\$269,759

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 814 sq.ft. **Age:** 1967 (59 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 734

LLD: -

Zoning: CC-MH

Utilities: -

Heating: Baseboard **Water:** -
Floors: Carpet, Hardwood, Tile **Sewer:** -
Roof: Tar/Gravel **Condo Fee:** \$ 734
Basement: - **LLD:** -
Exterior: Concrete **Zoning:** CC-MH
Foundation: - **Utilities:** -
Features: Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan

Inclusions: N/A

Attention First-Time Buyers & Urban Professionals! Welcome to Centro 733 — where comfort, convenience, and the vibrant Beltline lifestyle come together. You will be proud to call this HOME. This fantastic 2-bedroom condo is move-in ready and perfectly located just three blocks from the shops, restaurants, and energy of trendy 17th Avenue. With walkable amenities in every direction, you'll love calling this neighbourhood home. Inside, the thoughtfully designed layout features stylish finishes including granite countertops, rich maple cabinetry, stainless steel appliances, breakfast bar and beautiful hardwood floors. The open-concept living space is ideal for both relaxing and entertaining, with large windows that invite in natural light. Both bedrooms are generously sized and versatile, easily accommodating a variety of furniture layouts — including room for a desk or home office setup. Spend your evenings unwinding in the spacious living area or step out onto the covered balcony to BBQ and take in the peaceful green space views overlooking historic Lougheed House. Centro 733 is a well-maintained concrete building offering excellent amenities including a fitness centre, social room, storage locker, and secure indoor bicycle storage. Even better — condo fees include heat, water, sewer, and electricity, making budgeting simple and stress-free. An exceptional opportunity for first-time buyers, young professionals, or investors looking for a prime Beltline location. Contact your favourite agent to book your private showing today!