



208, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2289607



**\$319,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** None

Stylish 2nd-floor condo with modern upgrades in the heart of the Beltline! This beautifully updated unit offers 884 sq.ft, 2 bedrooms, 2 full bathrooms, and 2 HEATED, UNDERGROUND, TITLED, TANDEM PARKING STALLS &mdash; a rare and valuable find in the city. A versatile layout perfect for professionals, couples or small families. The open-concept floor plan features neutral tones, newer flooring (luxury vinyl plank) and a bright living room with a cozy gas fireplace. Tall 9-foot ceilings enhance the airy feel, and large windows allow natural light to fill the space. The kitchen features a new quartz countertop, sink and tap, and offers a convenient eating bar. The adjacent dining area provides plenty of space for everyday meals or for hosting guests. The in-suite laundry room includes extra storage for your convenience. Step out through the living room's patio door onto your private spacious balcony, which offers views of the city skyline and the Calgary Tower &mdash; great for morning coffee or evening relaxation. The large primary bedroom includes a walk-through closet and 4pc ensuite. The sizable second bedroom is located across from the master, affording privacy, and is steps from the second full bathroom. Perfect for a kid's room, guests, roommates or a home office, offering versatility to suit your needs. Unbeatable access to Calgary's vibrant Beltline. A short walk to 1st Street, Stampede Park and the Saddledome. Easy access to 17th Avenue, MNP Centre and more. Offers comfort, convenience and inner-city living at its finest &mdash; this is a must-see!