



**203, 215 14 Avenue SW  
Calgary, Alberta**

**MLS # A2289652**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 848
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Sauna		

**Inclusions:** None

Welcome to the vibrant heart of Calgary's sought-after Beltline district, where upscale urban living meets everyday convenience. This beautifully updated 2-bedroom, 2-bathroom condo offers an exceptional blend of space, comfort, and lifestyle. Step inside to discover a bright and expansive living area designed for both entertaining and relaxing. The spacious primary retreat features a private ensuite complete with your own sauna — the perfect place to unwind at the end of the day. Recent upgrades include newly replaced windows and a newly installed balcony door, enhancing natural light, energy efficiency, and seamless access to your impressive 150 sq ft wraparound balcony. From here, enjoy sweeping city views and effortless indoor-outdoor living. The thoughtfully designed layout continues with generous room sizes throughout, while all appliances offering modern convenience and peace of mind. Titled underground parking ensures your vehicle remains secure year-round. Located just steps from downtown amenities, you can walk to Calgary's best cafes, restaurants, shopping, and nightlife. Families will appreciate being only 800 metres from Western Canada High School, one of the city's top-rated public schools. Don't miss this rare opportunity to own a spacious, upgraded condo in one of Calgary's most desirable neighbourhoods. Book your private showing today!