



201, 1208 14 Avenue SW  
Calgary, Alberta

MLS # A2291062



**\$330,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 858
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Curtain Rods, Intercom

2 BEDS | 2 BATHS | QUARTZ COUNTERTOPS | SOUTH-FACING BALCONY | HEATED UNDERGROUND PARKING | PET-FRIENDLY CONCRETE BUILDING | FULLY RENOVATED | VINYL PLANK FLOORING Beautifully renovated bright corner unit in the heart of the Beltline offering exceptional value and move-in ready convenience. The open-concept layout features a white kitchen with quartz countertops, subway tile backsplash, soft-close cabinets, pot drawers, pantry storage, built-in desk, and a free-standing island for added prep and storage. The spacious living room is filled with natural light and opens onto a large south-facing balcony with updated glass panels. Both bedrooms are generous in size with built-in closet organizers, while the primary bedroom includes a private 2-piece ensuite behind a barn door. The main 4-piece bathroom is fully renovated, and the entire condo features durable vinyl plank flooring. A convenient in-unit storage room with stacking washer and dryer completes the space. Additional features include heated underground parking, bike storage, and a quiet, well-managed concrete building that is pet-friendly. Located steps from Connaught Park and the off-leash area, and within walking distance to 11 Street shops and caf&eacute;s, 17 Avenue restaurants and nightlife, Co-op Midtown, GoodLife Fitness, Urban Fare, Community Natural Foods, and excellent transit access. Turn-key living in one of Calgary's most walkable neighborhoods.