



**101, 1309 14 Avenue SW
Calgary, Alberta**

MLS # A2293212



\$184,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	519 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Electric Gate, Off Street, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Raised planters on the patio.

This BRIGHT END-UNIT, 1 bedroom + 1 bathroom MAIN FLOOR condo offers MOBILITY-FRIENDLY access & an EXCEPTIONAL OUTDOOR LIVING SPACE rarely found in inner-city condos. Featuring TILE & LAMINATE flooring throughout, the open-concept layout connects the kitchen & living area for easy everyday living & entertaining. The kitchen peninsula includes BUILT-IN DINING, maximizing both functionality & space. FRESHLY PAINTED throughout the main living area, the home also offers excellent storage including a large walk-in closet off the entry plus a separate closet with IN-SUITE LAUNDRY offering additional storage. The spacious bedroom features two LARGE WINDOWS, a generous closet, & a flexible nook ideal for a desk, or dresser. The 4-piece bathroom is finished with tile flooring for a clean, modern feel. Step outside to one of the condo's standout features—an incredibly LARGE PATIO complete with RAISED GARDEN BOXES & plenty of space for lounging, BBQing, and OUTDOOR DINING, creating a true extension of your living space, for you and your PET with EASY ACCESS out. Additional highlights include SECURED GATED PARKING, a separate STORAGE LOCKER, & dedicated BIKE STORAGE. Located in the heart of the Beltline, you're just steps from restaurants, cafes, shopping, parks, and downtown amenities, making this an ideal home for first-time buyers, investors, or anyone seeking vibrant inner-city living.