



**503, 215 14 Avenue SW
Calgary, Alberta**

MLS # A2294763



\$359,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,234 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 848
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Option to keep Murphy Bed & Bookshelves in 2nd Bedroom

Rare opportunity! Welcome to this exceptional 2-bedroom, 2-bathroom condo with a remarkable wraparound balcony, situated in the heart of Calgary's Beltline district. This beautiful 5th floor corner unit offers 1,234 sq ft of curated living space designed for both relaxation and entertaining. The updated kitchen features quartz countertops, custom backsplash, a kitchen island and stainless steel appliances, opening seamlessly into an expansive living area. A central wood-burning fireplace serves as a perfect focal point for the family and dining rooms. Recent improvements include brand new windows and balcony doors for enhanced natural light and energy efficiency. The south-facing primary bedroom features city views, a 3-piece ensuite, and direct access to the sunny wraparound balcony. Additional space includes a generously sized second bedroom and a full 4-piece main bathroom. Fountaine Bleu Estates is a quiet, well-managed concrete building with two elevators and secure underground parking, and one titled spot included for this unit. From pop-up festivals at Haultain Park to award-winning establishments on 1st Street, there is so much to discover in the neighbourhood. Located just steps away from Calgary's premier coffee houses, restaurants, and shops, this location offers a vibrant urban lifestyle with endless possibilities. This is an opportunity of a lifetime, book your private showing today!