



416, 126 14 Avenue SW
Calgary, Alberta

MLS # A2296522



\$294,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: White China Cabinet in the Kitchen (doesn't include the contents in it), Office desk, Light Blue Sectional Sofa in the Living Room, two Dressers from the walk-in closet.

Enjoy stunning downtown views from this spacious and thoughtfully designed 2-bedroom, 2-bathroom condo in Polo Terrace, offering 882 sq ft of stylish inner-city living in the heart of Beltline. This bright, open-concept unit features 9' ceilings, a welcoming kitchen with ample white cabinetry and matching appliances, and a cozy corner gas fireplace in the living area, opening directly onto a covered balcony. The generously sized primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom is ideally positioned on the opposite side of the unit for added privacy. Additional highlights include in-suite laundry, in-unit storage, and titled heated underground parking. Whether you're looking to upsize, downsize, or invest, this move-in ready condo offers flexible living in one of Calgary's most vibrant inner-city neighbourhoods and is a true gem in a pet-friendly, well-managed building. Perfectly located just steps from the Calgary CTrain, shops, restaurants, and green spaces such as Central Memorial Park and Lindsay Park, with quick access to Stampede Park and the Scotiabank Saddledome, this home delivers the ultimate combination of comfort, convenience, and vibrant urban living.